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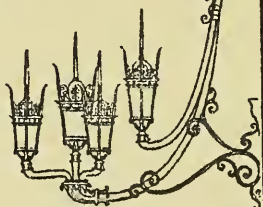
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SOUTH END URBAN RENEWAL PLAN

South End
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BOSTON DEVELOPMENT DEPARTMENT

South End Urban Renewal Plan as amended through Jan. 29, 1976

later amendments are

BRA/2538 & BRA/2539

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CHAPTER 1: DESCRIPTION OF PROJECT

SECTION 101: *Project Boundary Map*

The boundaries of the South End Urban Renewal Project Area shall be shown on Map 1, Property Map, submitted herewith.

SECTION 102: *Project Boundary Description*

The South End Urban Renewal Project Area is bounded and described as follows:

Beginning at the intersection of the centerline of Washington Street and the extended centerline of Dover Street and running southeasterly by the extended centerline and centerline of Dover Street to the northwesterly sideline of the Fitzgerald Expressway;

thence turning and running southwesterly and westerly by the northwesterly and northerly sidelines and the extended northerly sideline of the Fitzgerald and Southeast Expressways to the southwesterly sideline of Southampton Street;

thence turning and running westerly by the southerly sideline of Southampton Street to the easterly sideline of Reading Street;

thence turning and running southerly by the easterly sideline of Reading Street to the northerly sideline of Island Street;

thence turning and running westerly by the northerly sideline and extended northerly sideline of Island Street to a point of intersection between the extended northerly sideline of Island Street and the extended northwesterly sideline of Chadwick Street;

thence turning and running southwesterly by the extended northwesterly sideline and the northwesterly sideline of Chadwick Street to the southwesterly sideline of Carlow Street;

thence turning and running northwesterly by the southwesterly sideline of Carlow Street to the boundary between Parcel 2129 at number 8 Carlow Street, and Parcel 2128 at number 10 Carlow Street;

thence turning and running southwesterly by the southeasterly boundaries of Parcels 2128 at number 10 Carlow Street, 2121 at number 858 Albany Street, and 2120 at number 858 Albany Street, rear, to the southwesterly boundary of Parcel 2120;

thence turning and running northwesterly by the southwest boundary of Parcel 2120 and the southwesterly sideline and extended southwesterly sideline of Aaron Place to the northwesterly sideline of Albany Street;

thence turning and running southwesterly by the northwesterly sideline of Albany Street to the southwesterly sideline of Hunneman Street;

thence turning and running northwesterly by the southwest sideline of Hunneman Street to the southeasterly sideline of Harrison Avenue;

thence turning and running southwesterly by the southeasterly sideline of Harrison Avenue to the extended southwesterly sideline of Treadwell Court;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Treadwell Court to its end;

CHAPTER II: OBJECTIVES

SECTION 201: *Basic Objectives*

The basic objectives of urban renewal action in the South End Urban Renewal Area are to eliminate severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses in order thereby to facilitate orderly growth and to achieve neighborhood, industrial, commercial and institutional stability.

Specifically the objectives are to:

- a / Promote and expedite public and private development;
- b / Insure the public health, and safety;
- c / Strengthen the physical pattern of local neighborhood activities;
- d / Provide an economically, socially and racially integrated community;
- e / Provide a framework of environmental conditions better suited to meet the requirements of contemporary living;
- f / Promote the growth of industry, commerce and institutions in appropriate locations; and strengthen and expand the real property tax base of the city.

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SECTION 202: *Planning and Design Concept*

The concept for the South End Area is developed from the fact that there are really two major communities in the project — a predominantly residential community and an industrial and medical-institutional community.

The concept is briefly described below:

- a / The non-residential community between Harrison Avenue and the Southeast Expressway, in the main, should be developed in such a way as to provide necessary medical and industrial expansion without destroying the basic fabric of the residential community.
- b / Major traffic generators should be serviced from the existing and proposed expressway systems at the periphery rather than by the east-west street system crossing the residential community.
- c / The residential community should be protected from the blighting influences of expanding institutions and industries. Incompatible non-residential uses should be removed from the residential community so as to improve the residential environment.
- d / The gateways to the South End residential community from South Cove, Back Bay, Fenway and Roxbury communities should be residentially oriented.
- e / Arterial streets should receive a high level of public and private improvements.
- f / A diversity of compatible uses should be encouraged in the center of the South End.

SECTION 203: *Planning and Design Objectives*

Planning and design objectives described below are developed in accordance with the basic concept described in Section 202. These are to:

- a / Improve the quality, condition, and maintenance of existing dwelling structures to a level which achieves decent, safe, and sanitary housing;
- b / Remove the concentrations of deteriorated and deteriorating buildings which depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage;

CHAPTER III: PROPOSED RENEWAL ACTION

SECTION 301: *Proposed Types of Renewal Action*

Proposed types of renewal action within the Project Area shall consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvement and facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302: *Clearance and Redevelopment Activities*

Clearance and redevelopment activities will include:

- a / acquisition of real property;
- b / management of acquired property;
- c / relocation of the occupants of acquired property;
- d / clearance of buildings from land;
- e / installation, construction and reconstruction of improvements; and
- f / disposition of land and other property in accordance with the building requirements, land use and other provisions of this Urban Renewal Plan.

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SECTION 303: *Rehabilitation Activities*

Rehabilitation activities may include, but are not limited to:

- a / systematic enforcement of rehabilitation standards, set forth in Chapter VIII;
- b / technical assistance;
- c / rehabilitation demonstrations;
- d / acquisition and disposition of real property for rehabilitation in accordance with the land use requirements and rehabilitation standards set forth in the Urban Renewal Plan; and
- e / acquisition, retention, management, rehabilitation, disposition or clearance of real property which is not made to conform to rehabilitation standards set forth in the Urban Renewal Plan.

SECTION 304: *Public Improvements*

Public improvements will include, as necessary to carry out the provisions of the Urban Renewal Plan, the addition, alteration, abandonment, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets, tree planting and landscaping, and such utilities as water, sewers, police and fire communications, traffic signals, and street lighting systems.

The location of public buildings and public open space shall be as shown on Map 2: Proposed Land Use Plan. The location of rights-of-way shall be as shown on Map 5: Proposed Rights-of-way. Street and public utility changes shall conform to the rights-of-way shown on the Proposed Rights-of-Way Map.

CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED

SECTION 401: *Identification*

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and development shall be shown on Map 1: Property Map.

SECTION 402: *Properties Designated for Acquisition which may not be Acquired*

Notwithstanding the provisions of Section 401, properties designated for acquisition for private redevelopment on the Property Map may not be acquired if the following conditions are met:

- a / Within twelve months after the approval of the Urban Renewal Plan by the City Council and the Mayor, the owner or owners of over 50% of the land area of a reuse parcel, as defined in Map 3: Reuse Parcels, submit a proposal which is approved by the Authority and is not inconsistent with the controls and other requirements of this plan, for development or rehabilitation of all or substantially all of the parcel, provided that the proposal may relate to less than substantially all of the parcel if development or rehabilitation of the rest of the parcel would not, in the opinion of the Authority, be rendered infeasible.
- b / Within six months after such acceptance by the Authority of such a proposal, an agreement satisfactory to the Authority binding the owner or owners of all of the property required for accomplishment of the proposal to undertake the development or rehabilitation is executed; and
- c / Within eighteen months after execution of the agreement referred to in (b) above, the development or rehabilitation is completed in accordance with such agreement.

SECTION 403: *Special Conditions*

Property not designated for acquisition as shown on the Property Map may be acquired by the Boston Redevelopment Authority, if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, and if the procedures set forth in Section 808 are followed. Such an acquisition can be made only upon a finding that the property owner has failed to conform to the rehabilitation standards and that either the property is blighted, decadent, deteriorated or deteriorating, or constitutes a non-conforming, incompatible, or detrimental land use according to the provisions of the Urban Renewal Plan.

In the case of an area between the backs of the buildings or in the interior of blocks, property not designated for acquisition may also be acquired to permit the development and execution of plans which will eliminate and discourage physical deficiencies, the return of blighted or blighting conditions, and contribute, insofar as the area is adaptable to such purposes, toward solutions of deficiencies detrimental to the health, safety, sanitation, and general welfare of the residents.

The following properties not proposed for acquisition are located such that failure to achieve property rehabilitation standards and conforming land uses in accordance with the objectives and requirements of the Urban Renewal Plan would seriously impair the successful completion of the plan in accordance with the stated objectives

and requirements. The properties listed below will be acquired by the Authority if the following conditions are not met:

- a A proposal satisfactory to the Authority is received within twelve months of the approval of the plan by the Mayor and the City Council.
- b After execution of a written agreement between the Authority and the owner or owners such rehabilitation is not completed within twenty-four months of said agreement.

298-312 Columbus Avenue	2-12 Savoy Street
195-221 West Newton Street	65 Warwick Street
402-434 Massachusetts Avenue	1682 Washington Street
563-575 Columbus Avenue	5, 7, 13, 17 Yarmouth Street
156 Warren Avenue	89 Northampton Street
167 West Canton Street	891 Harrison Avenue
1230-1284 Washington Street	455-457 Shawmut Avenue
467-497 Harrison Avenue	1887-1899 Washington Street
15-17 Perry Street	

Options for future city purchase at the fair market value at time of exercise of the option will be acquired from the owners of the following properties during execution to insure future utilization of land in conformity with the objectives of the Urban Renewal Plan:

Address	Future Use
7, 9, 11 Medford Court	Playfield
232, 234, 236, 238, 240, 242, 246, 248	
250, 252, 254 Shawmut Avenue	"
1-6 Briggs Place	"
47, 49, 51, 53 Bradford Street	"
99, 101, 103, 105 West Springfield Street	Hurley School site addition
499, 501, 503, 505, 507 Shawmut Avenue	" " " "
34, 36, 38 Worcester Street	" " " "
10-12 Lenox Street	Playfield

SECTION 404: Use of Property Acquired under Special Conditions

The Boston Redevelopment Authority may clear where necessary; sell or lease for development, renewal, or rehabilitation; or retain for rehabilitation and subsequent disposition all or any portion of the property acquired under the provisions of Section 403. Where such property is sold or leased for development, the Boston Redevelopment Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 405: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities and Anti-Poverty Program uses, rehabilitation demonstration projects, parking, relocation purposes, public transportation, or recreational uses, in accordance with such standards, control, and regulations as the Authority may deem appropriate.

In addition to the property to be acquired by the Boston Redevelopment Authority pursuant to Section 401 of this Plan the property at 407-409 Shawmut Avenue shall also be acquired and shall be designated Reuse Parcel RD 70 and subject to the same Land Use and Building Requirements as are Parcels RD 1-12 and RD 14-67 in accordance with Table A of Section 602 of this Plan.

In addition to the property to be acquired by the Boston Redevelopment Authority pursuant to Section 401 of this Plan the property at 407-409 Shawmut Avenue shall also be acquired and shall be designated Reuse Parcel RD 70 and subject to the same Land Use and Building Requirements as are Parcels RD 1-12 and RD 14-67 in accordance with Table A of Section 602 of this Plan.

CHAPTER V: RELOCATION OF FAMILIES AND INDIVIDUALS

SECTION 501: *Families to be Displaced*

a / Volume

Approximately 1,730 families and 1,820 single person households reside in clearance sections in the Project Area. Information about the characteristics and housing needs of these households is primarily from family surveys conducted by the Authority in 1961, 1962, and 1963, and closely analyzed on the basis of income, rent-paying ability, age, family, size, expressed preference, and similar factors.

b / Needs

Of the total of 3,550 households, about 2,412 (69%) need one bedroom units or similar housing. Almost three out of every four families are expected to move into private rental housing. One out of five (746) are expected to move into public housing. Nearly two out of every three (2,325) households are eligible for low-rent public housing, but preferences indicate that fewer will desire to relocate in such housing. It is expected that the majority of families who will relocate into public housing are elderly persons.

SECTION 502: *Availability of Relocation Housing*

a / Schedule of Availability

A relocation schedule staged over a seven (7) year period will average 500 household moves a year, or about 41 a month, and housing to meet these needs will become available in existing sales and rental opportunities; in units which may be made available under rehabilitation demonstration programs; in new and existing low-rent housing and in new housing construction provided for under the Plan. Because a majority of families interviewed have voiced a preference for remaining in the South End, the relocation program is scheduled so that housing opportunities will be available to meet the demand. For families who desire to move out of the South End, adequate resources exist elsewhere in the Boston area.

b / Private Rental Housing

Existing private rental vacancies typical of the supply in the South End have been located and inspected by the Relocation staff for an early land acquisition area in which relocation is now completed. In 13 months between December 1962-1963, a total of 279 standard units were inspected from a much larger turnover in the South End alone. Turnover of rental vacancies, similar to those found in 1963, would be expected to occur over any period of months during the several stages of project execution.

A standard method for determining the availability of rental units is the analysis by district of utility shut-offs associated with the vacation of units by tenants and their availability for occupancy by new tenants. Such an analysis was made for the Downtown district including the South End for the period January

and aid each household in carrying out a satisfactory plan for relocation.

Home-Finders will locate, inspect and refer standard apartments and houses for rent or sale to families and individuals requesting assistance. Assistance will be offered in renting or leasing, in the purchase of homes, and in procuring mortgage insurance through FHA programs or conventional financing sources.

Eligible families and individuals will receive payments for moving expenses as are permitted under applicable regulations. (*Current maximums are 200 dollars.*)

b / Special Problems

The Authority is cognizant of the difficulties encountered by low income and elderly families and individuals in securing standard and suitable housing accommodations.

The relocation staff, with the cooperation of the Boston Housing Authority, will aid and assist low income families and elderly individuals in applying for and securing vacancies in low rental public housing and housing for the elderly in Boston. The relocation staff, with the cooperation of the Boston Public Welfare Department and other agencies, will advise and assist families and individuals in securing pensions, welfare, and other economic benefits to which they may be entitled.

Home-Finders and Relocation Workers will explain the benefits of FHA housing programs and encourage potential purchasers to utilize the services of the staff to effect home purchase.

The South End Renewal Team, the United South End Settlements, the United Community Services of Metropolitan Boston, Action for Boston Community Development, and community residents have developed a South End Neighborhood Action Program (SNAP) that is in operation at this time. This and existing agency resources will provide improved economic and social services to families and individuals being relocated and to be relocated. Such services will be extended to low income and elderly families and individuals to assist them in relocating and adjusting to the neighborhoods of their choice.

c / Temporary Relocation

Staff effort will be directed to secure satisfactory and permanent moves on the part of families and individuals. If the need arises, temporary accommodations may be found in order to move people out of dangerous or unsafe buildings or dwelling units to permit demolition activity in priority sections, or for other compelling purposes.

SECTION 504: Standards for Relocation

a / Ability to Pay

The ability to pay for housing is considered on an individual family basis, taking into account available income, family size and current financial obligations.

For private rental or sales housing, ability to pay twenty-twenty-three percent of family income for gross housing costs is considered a practicable standard, except where unusual conditions exist. This standard is in conformance with accepted practices in the private housing market.

b / Location

The location of housing referred will be related to individual family preferences, within reasonable commuting time and expense for the principal worker of the family to and from his place of employment, and in areas that meet the family's needs for public and commercial facilities.

c / Condition

Housing referred to families will be inspected to assure that it is decent, safe and sanitary standard housing in compliance with applicable codes and ordinances.

CHAPTER VI: LAND USE, BUILDING REQUIREMENTS, AND OTHER CONTROLS

SECTION 601: Proposed Land Use Plan

The use of land in the Project Area is shown on Map 2: Proposed Land Use.

SECTION 602: Land Use and Building Requirements

The use and development of land and improvements thereon in the Project Area shall be in accordance with Table A: Land Use and Building Requirements that follows, and Section 603: General Requirements and Definitions. Footnotes and abbreviations are given at end of Table A.

Reuse Parcel Number

Reuse parcels are located as shown on Map 3: Reuse Parcels.

Permitted Land Uses

In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or to the use on an adjoining parcel.

See Section 605 for provisions relating to alternative land use.

Minimum Setback

Minimum setback shall mean the minimum distance in feet between the reuse parcel line and the closest facade of the building unless specified otherwise.

Height

Height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line to the highest point of the roof.

Maximum Net Density

Maximum net density shall mean the number of dwelling units per net acre inclusive of on-site access roads, service drives, automobile parking, play and dwelling service area.

A dwelling unit shall mean a room or group of rooms forming a habitable unit for one family with facilities used or intended to be used for living, sleeping, cooking, and eating.

Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of car spaces per designated amounts of square feet of gross floor area.

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
23	Residential (Commercial on ground floor where permitted by Zoning)	Shawmut Avenue: 20 Tremont Street: 20	24	40	30	1/d.u.	A,B,C,D,F,K, N,V
24	Residential — upper floors, Commercial — ground floor	Abutting Property: Z Tremont Street: 20 Parcel P11: 0	24	40	50	Elderly: 0.2/ d.u. Other: 1/d.u. + 1/500 (2)	A,B,C,D,F,G,K, V,CC
25	Residential	Z	24	40	40	1/d.u.	A,B,C,F
29	Residential	Washington St.: 20 Abutting Property: 30	24	40	30	1/d.u.	A,B,C,F,Y
30	Commercial or Office	Z	16	40	NA	Z	B,C
31	Light Industrial, Commercial	P6b: 0 Washington Street: 20	12	40	NA	Z	B,C,S,
32a, b	Institutional, Open Space	NA	NA	NA	NA	NA	B,N,W
32c	Institutional	Savoy Street: 20 Harrison Avenue: 20 Abutting Property: 0 Washington Street: 80	12	40	NA	Z	B,C
33a	Residential — upper floors Commercial — lower floors	Z	AA	AA	AA	AA	B,C,D,DD
33b	Residential	Z	24	40	AA	AA	A,B,C
34	Residential	Abutting Property: 20 East Lenox Street: 40 Washington Street: 20	24	40	40	1/d.u.	A,B,C,F,N,FF
35	Light Industrial, Parking	Z	12	40	NA	Z	B
36a	Commercial or Offices (1)	Z	24	40	NA	AA	B,DD
36b	Light Industrial, Parking	Z	12	40	NA	Z	B
37	Light Industrial, Parking	Z	12	40	NA	Z	B
38	Commercial	Harrison Ave.: 20	12	40	NA	Z	B,C,T
41	Light Industrial, Parking	Z	12	40	NA	AA	B
42	Light Industrial, Commercial	Albany Street: 20	12	40	NA	Z	B
44	Commercial	Z	12	24	NA	Z	B
45	Residential	Massachusetts Av.: 20 Albany Street: 40 Northampton St.: 20 Parcel PB15: 40	24	60	45	1/d.u.	A,B,C,F
46a, b, c	Institutional	AA	AA	NA	AA	AA	B,N

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
PB9	Institutional	Parcel P-21: 0 Washington Street: 20 Ball Street: 20 Shawmut Avenue: 20	12	40	NA	Z	B,R
PB10	Elementary School and Playground	Parcel P-16: 10 Washington Street: 150 Parcel RE-5: 0 Shawmut Avenue: 20	12	40	NA	Z	B,C,J,GG
PB11	Institutional, Commercial, Residential	Z	24	40	AA	Z	B,C
PB12	Elementary School and Playground	Parcel P-17: 0 Washington St.: 60 Waltham St.: 20 Abutting Property: 20	12	40	NA	Z	B,S,GG
PB13a, b, c	Institutional	Z		AA	NA	Z	B,C,GG
PB15	Institutional, Residential	Massachusetts Avenue: 20 Parcel 45: 50 Northampton Street: 20 Harrison Avenue: 20	24	80	40	Z	B,C,F,T
PB16	Institutional	Z		AA	NA	Z	B
R(1, 2, 3, 6, 8, 10, 11)	Residential	Z	24	60	40	Z	B,C (R-1,R-8/ DD also)
R(7, 9, 12b, 13)	Residential, Institutional	Z	24	60	40	Z	A,B,C
RC(1-4, 7-9) R12a	Residential — Upper floors Commercial &/or Offices — Ground floor (1)	Z	24	AA	AA	1/d.u. + 1/900 (2)	A,B,C,D (RC-8,DD also) (R12a,L also)
RC5	Residential — Upper floors Commercial — Lower floors, Tremont St. only	Tremont Street: 20	32	60	AA	1/d.u. + 1/900 (2)	A,B,C,D,K
RC6	Residential — Upper floors Commercial &/or Offices — Ground floor (1)	Z	24	AA	AA	AA	B,C,D
RD(1-12, 14-67)	Residential Rehabilitation (3)	NA		NA	AA	AA	B,E
RD13, 68	Residential or Commercial (1)	NA		NA	AA	AA	B,D,E
RE2	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Z	32	60	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C,F
RE4	Residential: Housing for Elderly or Other	Comet: 30 Northampton-Camden Connection: 20	70	120 (4)	AA	Elderly: 0.2/d.u. Other:	B,C,F,H

Planning and Design Requirements

- A / Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. Private access and outdoor space (ground or balconies) shall be provided for as many units as possible.
- B / Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
- C / Not less than ONE PERCENT of construction costs shall be utilized to provide street furniture, sculpture, pools or other physical amenities to enhance the development. Notwithstanding this provision, landscaping is required, in addition, as stated in Chapter VI, Section 603: General Requirements and Definitions.
- D / Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval.
- E / Subject to the rehabilitation provisions of Chapter VIII of the Urban Renewal Plan.
- F / Recreation and landscaped sitting areas for occupants shall be provided.
- G / A landscaped pedestrian easement in an arcade shall be provided on the existing public right-of-way of Cabot Street. The development shall be related to the proposed new Frederick Douglass Square Plaza, (Parcel P-11).
- H / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Shawmut Avenue and the new Northampton-Camden Street connection.
- I / Underground parking in excess of requirements of the site may be provided to serve the surrounding community.
- J / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on Shawmut Avenue.
- K / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Tremont Street.
- L / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Massachusetts Avenue and Washington Street.
- M / Bus shelters, newsstands, phone booths, street furniture, etc. may be provided where appropriate subject to Authority approval.
- N / Easement for service and emergency vehicles shall be provided when necessary subject to approval by the Authority.
- O / A landscaped pedestrian easement shall be provided to a depth of 20 feet from parcel line along Massachusetts Avenue coinciding with the set-back requirement.
- P / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on West Newton Street and Tremont Street.
- Q / A landscaped pedestrian easement shall be provided coinciding with the set-back requirement along West Dedham Street.
- R / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Ball Street.
- S / A landscaped pedestrian easement shall be provided to a depth of 10 feet from the parcel line along Washington Street coinciding with the set-back requirements.
- T / A landscaped pedestrian easement shall be provided to a depth of 10 feet along Harrison Avenue coinciding with the set-back requirements.
- U / Elderly tower shall be set back a minimum of 180 feet from the property line of the Union Methodist Church.
- V / Maximum height of 120 feet is allowed to depth of 100 feet from Tremont Street.
- W / Paving shall be provided subject to Authority approval.
- X / A landscaped pedestrian easement shall be provided to a depth of 10 feet from parcel line along Camden Street coinciding with the set-back requirements.
- Y / A landscaped pedestrian easement shall be provided north from the southern boundary of the existing Camden Street right-of-way.
- BB / A landscaped pedestrian easement shall be provided to a depth of 10 feet coinciding with the required set-back along Dartmouth Street.

Gross Floor Area
(in thousands of
square feet)

	General Business	General Office	Institu- tional	Transient Housing	Residen- tial
Under 15	0	0	0	0	0
15-50	1	1	1	1	0
50-100	1	1	1	1	0
100-150	2	2	2	2	0
150-300	3	3	3	3	0
300 & over	*	*	*	*	0

* 4 plus 1 for each additional 150,000 square feet or major fraction thereof.

Loading bay requirements are not applicable to parking garages or public parks.

No loading dock shall cause a vehicle using it to interfere with a public right-of-way.

5 / Open Space

All open areas must be suitably landscaped so as to provide a visually attractive environment.

Where open space is required not more than 80 percent may be paved, and the remainder shall be planted. Trees in the gross number of no less than five per quarter acre of the total open space shall be provided. No area assigned for vehicular use shall be counted as fulfilling open space requirements.

6 / Storage

The open air storage of materials, equipment or merchandise, other than automobiles, unless expressly stated, shall not be permitted in any section of the Project Area without written approval by the Authority.

7 / Other On-Site Improvements

The appearance of buildings, open space and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures, where appropriate, shall be provided and properly maintained.

8 / Sign Control

Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.

9 / Exterior Lighting

Exterior lighting may be used to light doors, entrances, show windows, plazas, parking areas, open spaces and water surfaces. Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.

10 / Utilities

The placement or replacement of all private and public utilities will be underground. Utility easements, when necessary, shall be provided by developer. Easements shall be checked and accepted by the City Department of Public Works.

11 / Building Construction

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

12 / Provisions for Handicapped People

All new buildings in the Project Area shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

13 / Subdivision

The Authority may subdivide parcels as appropriate, with permitted uses made applicable

development proposals, may require a minimum set-back at traffic intersections which set-back shall be defined as a triangle with sides of 20 feet along each intersecting street.

SIGNS

Signs shall be suitably integrated with the architectural design of the commercial structures which they identify. No sign shall project above the roof of the commercial structure. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of commercial use. The size, design, location and number of signs must be specified in all redevelopment proposals and approved by the Authority.

PARKING

Minimum on-the-ground parking for the 221(d) (3) housing of one car for every two units shall be provided by the Boston Redevelopment Authority. The balance of parking spaces for this housing to provide one space for each unit shall be the responsibility of the developer and may be in a parking structure. In addition to the parking for the housing, one square foot of parking space shall be provided for each one net square foot of commercial space. Parking required for commercial uses may be provided in public parking spaces not required to meet the parking requirements for housing units or in a parking structure. Additional parking spaces for commercial, industrial, and institutional use may be provided in a parking structure within the limitation of height permitted.

EASEMENTS

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained. Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

DEVELOPMENT

The developer shall undertake the development of Parcel 1 under a single mortgage utilizing the provisions of Section 221(d) (3).

The developer shall devote not less than ONE PERCENT of construction costs to provide street furniture, sculpture, pools or other physical amenities to enhance the development.

PARCEL 2

The principal use of this parcel shall be housing for the elderly to be constructed by the Boston Housing Authority. Approximately 100 units shall be provided.

Major Design Objectives

- 1 / The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community, and shall be coordinated with the design of other high rise buildings to be built in Castle Square.
- 2 / Recreation and landscaped sitting areas for use of residents shall be provided.
- 3 / Convenient vehicular access shall be provided to the housing.

Land Use Controls

PERMITTED USES

Housing and related public and semi-public uses. No parking on the site shall be permitted.

NUMBER, SIZE AND DISTRIBUTION OF UNITS

Approximately ONE HUNDRED units of housing shall be provided.

HEIGHT AND BUILDING TYPE

Housing on the site shall be provided in elevator buildings, a maximum of seven stories high.

SIGNS

The size, design, location and number of any sign must be approved by the Authority.

SIGNS

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Authority.

OFF-STREET PARKING

One on-site space for each five employees of industrial and commercial uses. Additional one square foot for each square foot of floor space for retail use or one space for every five persons served at any one time in eating establishments.

OFF-STREET LOADING

All loading bays must be constructed so that no on-street maneuvering is necessary. Access to loading bays shall be limited to Washington Street, Shawmut Avenue and Herald Street. Loading bays shall be provided as required by the applicable zoning ordinance.

EASEMENTS

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained until completion of Shawmut Avenue utility work.

DEVELOPMENT

The developer shall devote not less than ONE PERCENT of construction costs to provide street furniture, sculpture, pools, landscaping or other physical amenities to enhance the development.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCELS 4 AND 5

The principal use of these parcels shall be institutional. It is expected that they shall be devoted to purposes ancillary to the Holy Trinity Church on Shawmut Avenue.

Major Design Objectives

- 1 / Architectural Unity — it is highly desirable that all new structures constructed on these sites achieve a high level of architectural unity with the Holy Trinity Church. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.
- 2 / Parking — it is desirable to locate all parking at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.
- 3 / Roofs — roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.
- 4 / Landscaping — trees and plant material shall be added to the sites in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue. Planting and attractive fencing shall be provided to screen parking areas from the view of nearby housing developments.
- 5 / Night Lighting
Lighting shall be provided to insure the safety of those using any parking lots or pedestrian paths within the parcel. Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the sites.
- 6 / Handicapped People
All new buildings in these parcels should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

A / 100 SHAWMUT AVENUE

For the existing building:

a / *Permitted uses:* the principal use of this structure shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless, and smokeless. Uses may include storage (enclosed) and distribution; retail except automobile, trailer or scrap; eating and drinking establishments; offices; related off-street parking and loading.

b / *Building requirements:* all visible facades of the building shall be cleaned, treated, and maintained in such a manner as to make the building compatible with the new developments in Castle Square.

Access for loading and parking shall be from Herald Street only and shall be done off-street.

Signs shall be suitably integrated with the architectural design of the structure. No sign shall project above the roof. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface at each floor level. The size, design, location and number of signs must be specified in all rehabilitation proposals and approved by the Authority.

Existing parking and loading facilities must be maintained for this purpose. This area must be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square. Any changes to the existing structure, affecting the exterior of the structure, shall be subject to design review and approval of the Boston Redevelopment Authority.

All open areas shall be attractively landscaped, and all parking and loading areas shall be screened from the street and from adjacent Church property by appropriate foliage or suitable walls. Parking for visitors to the Holy Trinity Church should be permitted when such facilities are not otherwise in use.

If the existing structure should be destroyed or demolished, the following controls shall apply:

a / *Permitted uses:* light manufacturing; storage (enclosed) and distributive uses; retail except automobile, trailer, or scrap; eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.

b / *Building requirements:* the controls and objectives for Parcel 3, set forth in this section, shall apply.

B / HOLY TRINITY CHURCH

For the existing building:

a / *Permitted uses:* this parcel shall be devoted to institutional uses.

b / *Building requirements:* the existing Church building shall be maintained in good condition.

If the existing structure should be destroyed or demolished, the following controls shall apply:

a / The religious facilities now existing may be rebuilt in a manner acceptable to the Boston Redevelopment Authority after design review.

b / If alternative "a" should prove undesirable or unfeasible, the affected parcels shall become subject to the same controls as in Parcel 3 in this section. However, if Parcels 4 and 5 have already been developed, the land shall be used in such a way as to be compatible with the uses on Parcels 4 and 5. This may include institutional or residential use. Any new building on this site shall be subject to design review and approval by the Boston Redevelopment Authority.

SPECIAL CONDITION UNDER WHICH PROPERTY DESIGNATED FOR DEMOLITION MAY NOT BE DEMOLISHED

1083 Washington Street, a portion of Parcel 3, is presently designated for demolition by the Boston Redevelopment Authority. However, if within six months after

*A / 270 COLUMBUS AVENUE
785-789 TREMONT STREET
445-447 MASSACHUSETTS AVENUE*

It shall be required that all open areas be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and proposed new development.

B / 533 TREMONT STREET

This parcel containing the National Theater shall be rehabilitated in a manner compatible with the restoration of the historic property on Parcel 9 and new development on Parcel 8. Specific design controls for this parcel shall be established at the time disposition agreements are signed by the Authority and the developers of Parcels 8 and 9.

C / 775-821 COLUMBUS AVENUE

It shall be required that all open areas be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and new development. In the event that the property is sold, the Authority reserves the right to acquire, at fair market value, the portion of the parcel north of a perpendicular line drawn from Columbus Avenue to the rear lot line from a point at the southernmost part of the Carter Playground. The acquired portion will be sold to the City of Boston, Parks and Recreation Department, as an addition to the Carter Playground.

D / 791 TREMONT STREET

Maximum use shall be made of the courtyard of this building for off-street loading and parking. The exterior of the building on this parcel shall be rehabilitated in a manner compatible with new construction on Parcel 16, landscaping along Tremont Street, and new construction on Parcel RC 7.

E / 53-69 NORTHAMPTON STREET

66-74 NORTHAMPTON STREET

All open areas shall be appropriately landscaped and screened. The building contained on the parcel shall be rehabilitated in a manner compatible with new construction on Parcels 33b, 34, 38, 45, and PB15.

F / 73 WEST CANTON STREET

Because of its crucial location in the South End Center, this parcel containing electrical equipment owned by the Boston Edison Company shall have an architectural screen around the perimeter of the property line hiding the equipment and buildings housing it from public view. The design of the screen shall be subject to Authority review and approval and shall be designed in a manner compatible with new construction on Parcels PB7, 19a, 19b, 19c, P7, R6, and PB6.

G / 20-40 BUCKINGHAM STREET

*301-319 COLUMBUS AVENUE
437 COLUMBUS AVENUE*

These properties shall be maintained at a level compatible with new construction on adjacent parcels. The roofs of the structures shall be maintained and cleaned of debris, and the use of roof space, air rights, and open spaces as an adjunct to adjacent Parcels shall be negotiated between the owners of the excluded parcels and the Authority in keeping with the objectives of the Urban Renewal Plan.

H / 888-894 TREMONT STREET

950-958 TREMONT STREET

All open areas shall be appropriately landscaped and screened. The buildings shall be rehabilitated in a manner compatible with new construction on Parcels 16, 22, 23.

CHAPTER VII: DEVELOPER'S OBLIGATIONS

SECTION 701: *Applicability*

The provisions of this chapter shall apply to all parcels upon their disposition by the Boston Redevelopment Authority and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702: *Compliance with the Plan*

Development of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the renewal and development of land within the Project Area will conform to the planning and design objectives of the Plan. It is therefore the obligation of all developers not only to comply with these regulations or controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development proposals which conform to the Plan.

SECTION 703: *Design Review*

All development proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704: *General Obligations*

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers:

- 1 / To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- 2 / To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- 3 / To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on and established by the Authority;
- 4 / Where appropriate to give preference in the selection of tenants for dwelling units or tenants for commercial space built in the Project Area to persons displaced from such area on account of action taken pursuant to this Urban Renewal Plan, who desire to rent such dwelling units or such commercial space and who will be able to pay rents or

CHAPTER VIII: REHABILITATION

SECTION 801: *Identification and Applicability*

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map, are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing and shall be made to conform to the standards in this chapter.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 802: *General Objectives*

The basic objectives of rehabilitation activity within the project area shall be to secure and maintain all structures and their environment so as to:

- a / prevent the spread, as well as the recurrence of blight and substandard conditions;
- b / restore deteriorating areas and structures to sound condition;
- c / increase and stabilize the economic value of individual properties;
- d / create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness, attractiveness, and livability for the occupants and users thereof.

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SECTION 803: *Planning and Design Objectives*

The Planning and Design Objectives are to:

- a / Review land uses which will be complementary, and shall not adversely affect each other;
- b / Insure that non-residential uses will not create traffic congestion or other adverse effects;
- c / Regulate non-conforming uses so that they will not produce crowding, noise, odors, air pollution, glare, heat, vibration, dirt, or other effects detrimental to the health, safety and general welfare of the community;
- d / Maintain the physical character of buildings architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a proper land use as provided in this Urban Renewal Plan. Pursuant to this objective, the unique, unifying, and harmonious predominance of brick facades shall be preserved, and the fronts of structures with such facades shall not be covered with sheathing or siding of any kind or design. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood;
- e / Require that buildings be structurally sound;
- f / Provide adequate off-street parking where appropriate;
- g / Signs shall be consistent with the objectives stated in Chapter VIII, Section 806.

SECTION 804: *Health Objectives*

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety, and the general welfare of the community. To achieve this all facilities necessary for adequate heat,

- f / The Commonwealth of Massachusetts Innholders and Common Victualers Regulations, as applied to the licensing and maintenance of lodging houses, rooming houses, and hotels; and
- g / All other applicable state and local laws, ordinances, codes, and regulations; provided that, where this plan imposes a greater restriction than is imposed or required by any of the aforesaid, the provisions of this Plan shall prevail; and provided, further, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121 and Chapter 121A, Massachusetts General Laws, and amendments thereto and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 808: Inspection and Notice

The Boston Redevelopment Authority shall inspect each and every property not designated for acquisition as shown on Map 1: Property Map.

Whenever it has been found on inspection that a residential or nonresidential property or structure does not meet the objectives, standards, and regulations of this Chapter, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner of said property or structure. Such notice shall be in writing, addressed to the owner and to other persons required to be notified at their last known address, and shall be sent by certified or registered mail.

Such notice shall state why it is being issued; shall specify the respects in which the property fails to meet the objectives, standards, and controls of the Plan; and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If at the end of such period satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved, the Boston Redevelopment Authority may acquire the property pursuant to Chapter IV, Section 403.

SECTION 809: Technical Assistance

Technical assistance for rehabilitation shall be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements and methods; and for the purpose of providing guidance in planning, design, construction, financing and execution of individual rehabilitation activities as necessary to carry out the provisions of this Urban Renewal Plan.

SECTION 810: Property to be Acquired for Rehabilitation

Property to be acquired by the Boston Redevelopment Authority and disposed of for rehabilitation shall be subject to the requirements of this Chapter and Chapter VI of this Plan.

CHAPTER IX: ZONE DISTRICT CHANGES

SECTION 901: *Identification of Changes*

Zone District Changes are shown on Map 4: Zone District Changes.

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001: *Conformity to General Plan*

This Urban Renewal Plan is in conformity with the General Plan for the City of Boston and with its Program for Community Improvements.

SECTION 1002: *Relationship to Definite Local Objectives*

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, maximum opportunity for rehabilitation, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

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CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

SECTION 1101: *Affirmative Covenant*

Every agreement, lease, conveyance, or other instrument by which land in the Project Area is disposed of for uses which may include housing or facilities related to residential use, shall include an affirmative covenant, enforceable by the Boston Redevelopment Authority and by the United States of America, binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease or rental or, in the use or occupancy of such land or any improvements erected or to be erected thereon, and the Boston Redevelopment Authority shall take all steps necessary to enforce such covenants and shall not itself discriminate.

SECTION 1102: *Compliance with Anti-Discrimination Laws*

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws and amendments thereto and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

A resolution covering non-discrimination has been approved by the Boston Redevelopment Authority.

CHAPTER XII: MODIFICATION AND TERMINATION

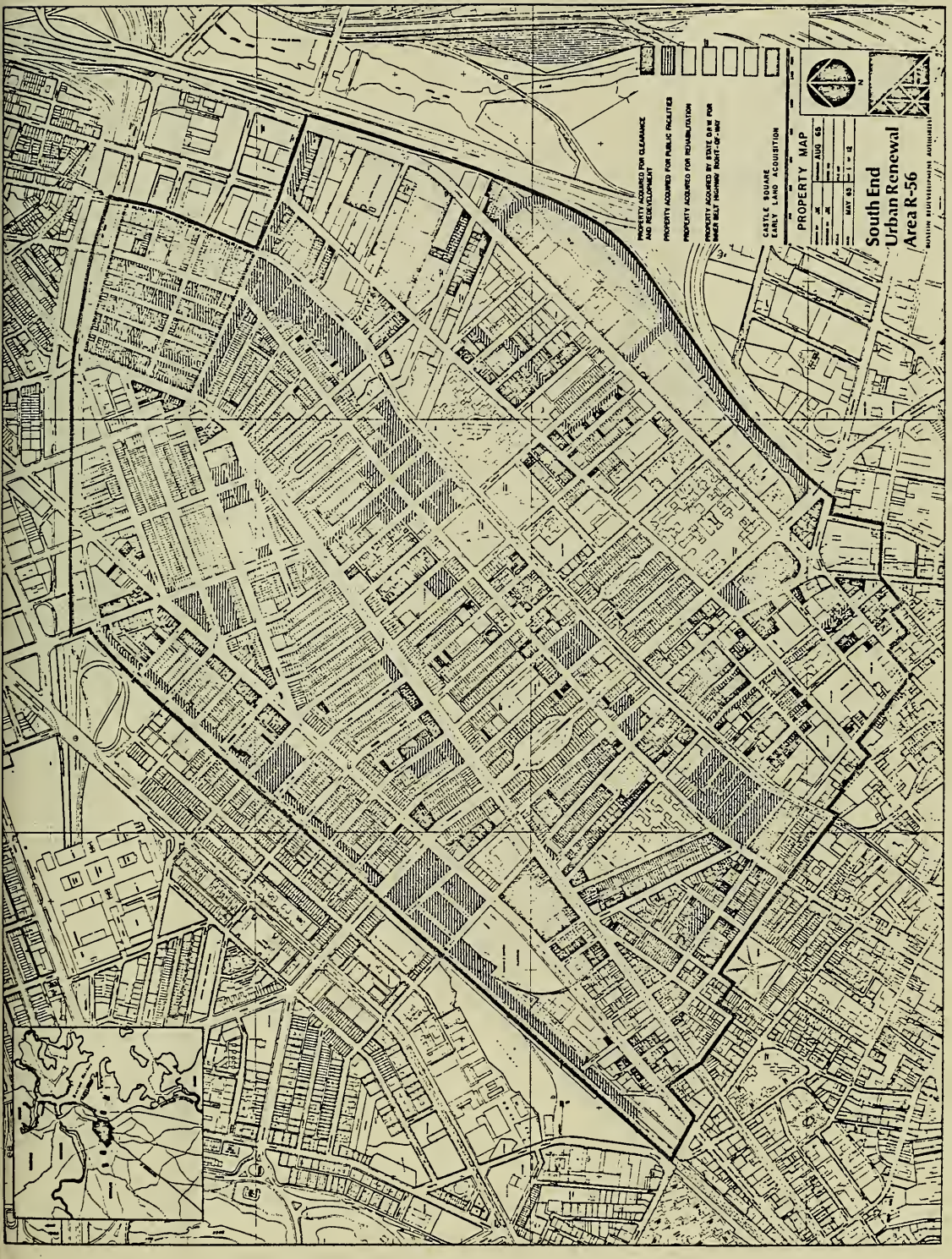
SECTION 1201: Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the redeveloper or redevelopers of such part, or their successors and assigns.

Where proposed modifications will in the reasonable opinion of the Authority, substantially or materially alter or change the Plan, such modifications must also receive the necessary Federal, State and local approvals.

SECTION 1202: Termination

The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and Mayor of the City of Boston, except for sections 1101 and 1102 which shall remain in effect for one hundred (100) years from said date.



PROPERTY TO BE REMOVED FOR CLEARANCE
AND REDEVELOPMENT

PROPERTY ACQUIRED FOR PUBLIC FACILITIES

PROPERTY ACQUIRED FOR REHABILITATION

PROPERTY ACQUIRED BY TITLE OR BY PUR-
CHASE MUST BE REMOVED BY DATE OF TITLE

CARLE SQUARE
EARLY LAND ACQUISITION

PROPERTY MAP

DATE	AUG 63
BY	MAK 63
SCALE	1" = 1/2

South End
Urban Renewal
Area R-56

MAJOR REDEVELOPMENT AUTHORITY



- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- INSTITUTIONAL
- INDUSTRIAL



PROPOSED LAND USE

AREA	85
DATE	APR 1961
BY	PLANNING DEPT.
APPROVED BY	
DATE	MAY 1961

**South End
Urban Renewal
Area R-56**
ENVIRONMENTAL DEVELOPMENT AUTHORITY





REUSE PARCELS		JUL 63	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

South End
Urban Renewal
Area R-56

BOSTON DEVELOPMENT AUTHORITY





- RESIDENTIAL
- LOCAL BUSINESS
- SPECIAL BUSINESS
- RESTRICTED MANUFACTURING
- GENERAL INDUSTRIAL

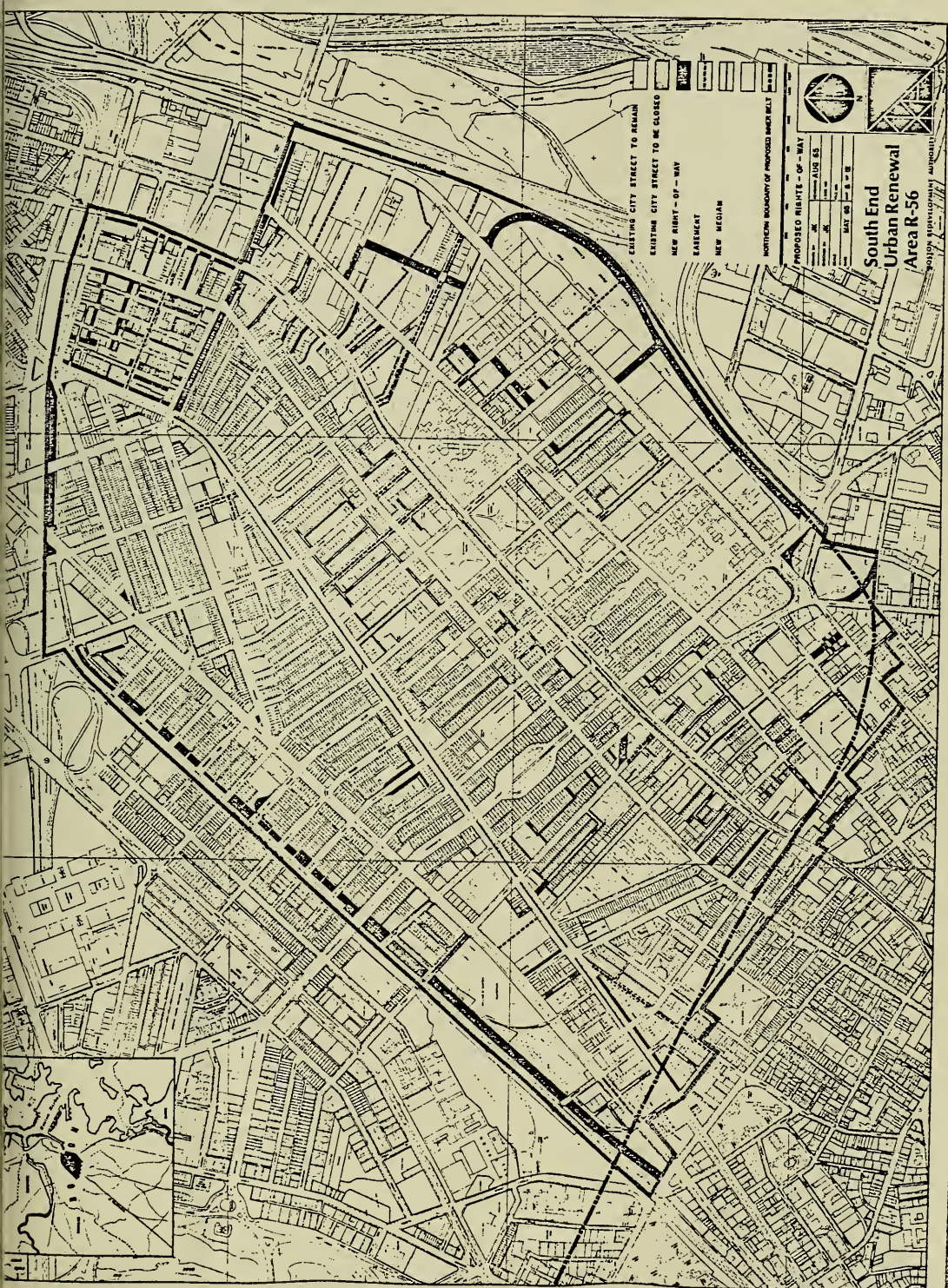
ZONE DISTRICT CHANGES

South End Urban Renewal Area R-56

BOSTON PLANNING DEPARTMENT

FROM	TO	BY
1954	1955	1954-1955





EXISTING CITY STREET TO REMAIN

EXISTING CITY STREET TO BE CLOSED

NEW RIGHT-OF-WAY

EASEMENT

NEW MEDIAN

SOUTHERN BOUNDARY OF PROPOSED BULK BILT

PROPOSED RIGHTS-OF-WAY

ALIG. 25

ALIG. 30

ALIG. 35

ALIG. 40

ALIG. 45

ALIG. 50

ALIG. 55

ALIG. 60

ALIG. 65

ALIG. 70

ALIG. 75

ALIG. 80

ALIG. 85

ALIG. 90

ALIG. 95

ALIG. 100

South End Urban Renewal Area R-56

UNION HOMESOWNERS ASSOCIATION

**Minor Modifications of the South End
Urban Renewal Plan**

October 25, 1973

RR-17

Subdivide into RR17A through RR-17J.

October 11, 1973

Parcel 30

Add 35 and 36 West Newton Street.

April 13, 1972

Parcel 12

Modify to change from residential to playground.

August 9, 1973

Parcel P-21

Change boundary, combine P-21a and P-21 to from P-21.

August 9, 1973

Parcel PB-9

Include BRA Parcel 610A-25 and 610A-24

March 15, 1973

Parcel 15, 16, PB-4

Change land use, building requirements, and parcel boundaries.

January 17, 1973

Parcel 17

Change permitted use from residential/commercial to offices, recreation building.

April 13, 1972

A modification of the South End Urban Renewal Plan with respect to permitted land use of Parcel 12. A change of wording from Residential to Playground, all building requirements and other controls replaced with "NA", meaning not applicable and a change under planning design requirements.

April 13, 1973

Modification in respect to Derby Park Disposition Parce P-21. An adjustment to the westerly boundary of Parcel P-21 to the Inner Belt, Subdivision of Parcel P-21 to 21a and P-21b. Also proposed right-of-way adjustments.

October 5, 1972

- 1) That Map No. 1, "Property Map" is modified by deletion of 329 and 331-333 Columbus Avenue
- 2) That Map No. 3, "Reuse Parcels" is modified by deletion of 325-327, 329 and 331-333 Columbus Avenue as part of Reuse Parcel 10.

February 8, 1973

Modification of Parcels RC-4 and RC-5.

January 21, 1971

Modifications of the South End Urban Renewal Plan including zoning classification and permitted land use with regard to Disposition Parcels 19A, 19B, 19c, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6, R-3b and R-6. Also that zoning be changed.

May 31, 1971

Modification of Urban Renewal Plan Section 403 option properties located at 99, 101, 103, 105 West Springfield; 409, 501, 505, 507 Shawmut; 34, 36, 38 Worcester Street Redevelopment Parcels PB 13 a, b, and c.

September 9, 1971

Subdividing Parcel 31 to from additional Parcel 31a.

April 2, 1970

Modifications of Urban Renewal Area Disposition Parcel RC-8 residential use for ground floor.

May 7, 1970

Several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcel 34 in the South End Urban Renewal Plan with regard to Disposition Parcel 34 in the South End Urban Renewal Area.

June 4, 1970

To provide for a change in use on Parcel 17 and to allow for offices and recreational use in the entire structure

August 13, 1970

South End Urban Renewal Plan be modified by changing certain land use and building requirements of Section 602 of the plan. A change in the boundary of Parcel PB-4 to allow for the development of housing parcels and that Parcel 16 be designated as suitable for elementary school, intermediate, recreation building and playground.

September 17, 1970

- 1) a. That Section 602, Table A Land Use and Building Requirements Reuse Parcel X-43-2 is hereby modified by the deletion therefrom of the reuse designation "commercial"; and
- 2) That Section 602, Table A Land Use and Building Requirements Reuse Parcels 42 and X-43-2 are hereby modified by the deletion therefrom of minimum setback requirements.
- 3) That minimum setback requirements for Reuse Parcels 42 and X-43-2 are not applicable.

March 20, 1969

Change the permitted use for Parcel P-12 from "Park" to "Institutional."

March 27, 1969

Modification of Parcel 22-Camfield Gardens-setback, parking, planning, and design requirements.

May 23, 1968

Modification by acquisition of 47, 49, 51 and 53 Braiford Street to Reuse Parcel P-17. This being the permitted use of Parcel P-17 as a "playgroung."

June 27, 1968

Plan to include 458 Massachusetts Avenue as part of Parcel 17b.

July 25, 1968

Change in plan to include 10-12 Lenox Street (Block 610A Parcel 25), as part of Reuse Parcel P-21.

MEMORANDUM

TABLED: MARCH 6, 1969
RESUBMITTED: MARCH 20, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA R-56
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL P-12

noted
3/20/69

SUMMARY: This memo requests authorization to modify the South End Urban Renewal Plan to change the permitted use for parcel P-12 from "Park" to "Institutional", and this memo supplies additional information requested by the Board.

The Urban Renewal Plan for the South End Urban Renewal Area adopted by the Authority on September 23, 1965, in Section 602 thereof entitled "Land Use and Building Requirements" designates Parcel P-12 for "park" use. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority:

Attached is a plan showing the location of Parcel P-12, the proposed new location for the Emmanuel Holy Christian Church. The Authority has been requested to authorize modification of the Plan in order to make possible use of this small parcel as a relocation site for the nearby church which, for a number of years, has been an integral part of this Lower Roxbury neighborhood. Designation is being requested at this meeting.

Neighborhood leaders fully support the proposed change in the Urban Renewal Plan, both because they wish to see the church rebuilt as near as possible to its present location and because the proposed park use of this parcel has become far less desirable since the re-alignment of the Inner Belt. Attached is a letter from Mrs. Bessie Barnes of the lower Roxbury Neighborhood Association, the local residents' group, indicating wholehearted support of this proposed Plan change and tentative designation of the Emmanuel Holiness Christian Church.

Development of the church will require modification of the permitted land use for Parcel P-12 from "park" to "institutional". This change in use for Parcel P-12 recreation site is justified on the basis that a comprehensive six-acre recreation area is to be developed within two blocks of Parcel P-12.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "park" as the primary permitted use for Parcel P-12;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A "Land Use and Building Requirements", Parcel P-12, is hereby modified by the deletion therefrom of "Permitted Land Use".
2. That the permitted use for Parcel P-12 shall be "institutional".
3. That the Setback, Height, Density, Parking and Planning and Design controls for Parcel P-12 are hereby modified by the substitution therefor of "subject to Authority approval".
4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This Resolution shall be effective immediately upon the concurrence herein of the U. S. Department of Housing and Urban Development.

March 18, 1969

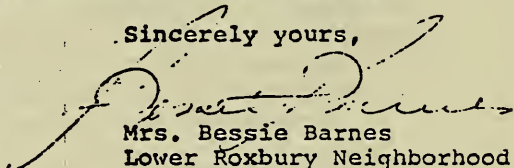
Mr. Walter Smart
Project Director
South End Site Office
72 Warren Avenue
Boston, Massachusetts 02116

Dear Mr. Smart:

The members of the Lower Roxbury Neighborhood Association have discussed the possibility of changing the designation of Parcel Pl2 from park to institutional in order to provide an opportunity for Bishop Payne to locate his church.

While the Association was opposed to the use of the area as a park, we are very much in agreement that the area should be used as a church for Bishop Payne.

Sincerely yours,



Mrs. Bessie Barnes
Lower Roxbury Neighborhood
Association

MEMORANDUM

20,
March 27, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA R-56
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL 22

SUMMARY: This memo requests the Authority modify the South End Urban Renewal Plan by amending Section 602 thereof, Table A, "Land Use and Building Requirements".

The Urban Renewal Plan for the South End Urban Renewal Area, adopted by the Authority on September 23, 1965, in Section 602 thereof, entitled "Land Use and Building Requirements" designates Parcel 22 for "residential" use. Section 1201 of said Plan provides that minor modifications may be made by the Boston Redevelopment Authority.

On September 19, 1968, the Authority adopted a Report and Decision consenting to the incorporation of Cam-Field Gardens, Inc., under the terms and provisions of Chapter 121A, Massachusetts General Laws, as amended. On October 17, 1968, the Authority designated Cam-Field Gardens, Inc. as redeveloper of Parcel 22 in the South End Urban Renewal Area and authorized the Director to execute a land disposition agreement and deed therefor. On December 19, 1968, the Authority approved the final working drawings and specifications submitted by the redeveloper.

Implementation of the final working drawings and specifications submitted by the redeveloper and approved by the Authority will require minor changes in the minimum set-back, minimum parking ratio, and planning and design requirements contained in the Urban Renewal Plan. These proposed changes will not substantially change or alter the approved urban renewal plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by amending Section 602 thereof, Table A, Land Use and Building Requirements.

An appropriate Resolution is attached.

Attachment

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on March 20, 1969 and duly recorded in this office:

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN, DISPOSITION PARCEL 22, OF THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1318.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Hale Champion is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 7th day of April 1969.

BOSTON REDEVELOPMENT AUTHORITY

By

Kearney
Secretary

LS

MEMORANDUM

April 2, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL AREA
DISPOSITION PARCEL RC-8
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

*Noted
April 2, 1970*

On July 11, 1968, the Authority designated Urban Housing Associates - A as Developer of Disposition Parcel RC-8, located at 980 Tremont Street, South End Urban Renewal Area. The South End Urban Renewal Plan, approved by the Authority on September 23, 1965, designates Parcel RC-8 for "Residential" reuse, with commercial usage of the ground floors.

In order that Parcel RC-8 be most effectively utilized, it is necessary to modify the Urban Renewal Plan by changing the permitted reuse of Parcel RC-8 from ground floor "commercial" to "residential". Section 1201 of the said Plan provides that it may be modified at any time by the Boston Redevelopment Authority.

Since the desired modification will enable the development of a 4 three bedroom Infill dwelling units, it is recommended that the Authority adopt the attached Resolution modifying the South End Urban Renewal Plan to permit residential reuse for the ground floor.

An appropriate Resolution is attached.

Attachment

MEMORANDUM

MAY 7, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 34
SOUTH END URBAN RENEWAL AREA NO. MASS. R-56

Summary: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcel 34 in the South End Urban Renewal Area.

The Redeveloper for Parcel 34, the Grant AME Church, is anticipating a construction start on 170 units of low-moderate income housing this summer. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

1. Zoning: Map 4 of the Urban Renewal Plan, entitled "Zone District Changes" authorizes a change of zone for this parcel from M-1 to H-2. In order to relieve the Redeveloper of certain dimensional requirements, it is desired to classify this area as an Urban Renewal Subdistrict, or "U-Zone". I therefore recommend that the Authority modify Map 4 of the Urban Renewal Plan to provide that the Zone District Change for Parcel 34 shall be from M-1 to H-2U. An appropriate memorandum requesting authorization to petition the Zoning Commission for this change will be submitted to the Authority at a later date.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 4 of the said Urban Renewal Plan, entitled "Zone District Changes" designates "H-2" as the proposed zoning for Parcel 34; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan, entitled "Land Use and Building Requirements" designates "residential" as the permitted use for Parcel 34; and

WHEREAS, said Section 602, Table A, designates the minimum setback requirements for Parcel 34 as "Abutting Property: 20; East Lenox Street: 40; Washington Street: 20"; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan designates the minimum parking ratio for Parcel 34 as "1/d.u.";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map 4, "Zone District Changes" is hereby modified by deletion therefrom of the indicated Zoning Change "M-1 to H-2" for the area encompassed by Parcel 34.
2. That the Zone District Change for Parcel 34 shall be "M-1 to H-2U".
3. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by deletion therefrom of Permitted Land Use, Minimum Setback, and Minimum Parking Ratio.
4. That the Permitted Land Use for Parcel 34 shall be "Residential-Upper Floors, Commercial-Ground Floor".

MEMORANDUM

7H
June 4, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: JOHN D. WARNER, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
PARCEL 17
MINOR AMENDMENT TO PLAN TO PROVIDE FOR CHANGE IN USE

The South End Urban Renewal Plan presently provides for residential use on the upper floors with ground floor commercial use on South End Parcel 17.

On April 10, 1969, the United South End Settlements (USES) was tentatively designated as the Redeveloper of Parcel 17. USES's proposal provides for the construction and operation of a community facility to meet the needs of the residents in the Lower Roxbury section of the South End.

Accordingly, I recommend that the South End Urban Renewal Plan be amended, pursuant to Section 1201 of the Plan, to allow for offices and recreational use in the entire structure.

An appropriate resolution is attached.

MEMORANDUM

December 30, 1970
OK mctm
JAN 21
1971

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCELS 19A, 19B, 19C, PB-6, PB-7
PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6
SOUTH END URBAN RENEWAL AREA (MASS. R-56)

Summary: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan including zoning classification and permitted land use with regard to Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6, R-3b, and R-6. This memorandum also requests permission to petition the Zoning Commission for the Zone Change described herein.

The Emergency Tenants Council (ETC), redeveloper of the above-mentioned parcels, is anticipating a construction start on 71 units of rehabilitation housing for low- moderate-income families this winter. In addition, ETC is now preparing plans for the rehabilitation and new construction of an additional 450-500 units of low- moderate-income housing to be constructed in the near future. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

United South End Settlements (USES), designated redeveloper of a portion of Parcel R-6, is anticipating a construction start on a multi-facility community service center in the near future. This facility is to be funded by the Department of Housing and Urban Development. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

4. Height: Table A of Section 602 provides maximum height restrictions for Parcel 19C at 120 feet, and for Parcel PB-7 at 40 feet. In order to allow construction of the proposed "Turnkey" highrise on this site, it is desirable to have maximum height restrictions for these parcels subject to the approval of the Boston Redevelopment Authority. I therefore recommend that Section 602, Table A be modified to provide that maximum height restrictions for Parcels 19C and PB-7 be subject to Authority approval.

5. Maximum Net Density: Table A, Section 602 provides no maximum net density requirements for Parcels PB-7, PB-8, P-7 and P-16 as no residential development was previously anticipated on these parcels. However, the modification in permitted land use for these parcels allowing residential development necessitates the provision of maximum net density controls on the number of dwelling units to be constructed per acre. In order to allow design flexibility, it is desirable to include maximum net density requirements for Parcels PB-7, PB-8, P-7 and P-16 subject to the approval of the Authority. I therefore recommend that Section 602, Table A be modified to provide that maximum net density for Parcels PB-7, PB-8, P-7 and P-16 be subject to Authority approval.

6. Minimum Parking Ratio: Table A, Section 602 provides no minimum requirements for Parcels P-7 and P-16 as no construction was previously anticipated on these parcels. However, the modifications of permitted land use for these parcels allowing residential development necessitates the provision of minimum parking ratios. I therefore recommend that the minimum parking ratio for Parcels P-7 and P-16 be subject to the provisions of the Boston Zoning Code.

All of these proposed modifications are submitted at the request of the Redeveloper.

An appropriate Resolution is attached.

1. That Map 4, "Zone District Changes" is hereby modified by deletion therefrom of the indicated Zoning Change H-2 to L-2 and H-2 to H-3 for the area encompassed by Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6.
2. That the Zone District Change for Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6 shall be from "H-2 to H-3U."
3. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by addition thereto of Permitted Land Use, minimum setback, and minimum parking ratio.
4. That the Permitted Land Use for Parcel R-6 shall be "residential and institutional"; for Parcel PB-7 shall be "recreation, institutional and residential"; for Parcel PB-8 shall be "residential and Institutional"; for Parcel P-7 shall be "residential, parking, public mall or plaza"; for Parcel P-16 shall be "residential, ground floor commercial parking, public mall or plaza."
5. That the minimum setback for parcels P-7 and P-16 shall be "subject to Authority approval."
6. That the maximum height for Parcels 19C and PB-7 shall be "subject to Authority approval."
7. That the maximum net density for Parcels PB-7, PB-8, P-7 and P-16 shall be "subject to Authority approval."
8. That the minimum parking ratio for Parcels P-7 and P-16 shall be "subject to the Boston Zoning Code."
9. That the Boston Redevelopment Authority hereby approves the sub-district and land use modifications and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that area encompassed and as shown on the attached map to be established as an H-3U District.
10. That the proposed modifications are bound to be minor modifications which do not substantially or materially alter or change the Plan.
11. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

BOARD APPROVED

DEC 2 1971

TO: BOSTON REDEVELOPMENT AUTHORITY 9 B

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, (MASS. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL P-2

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan with respect to the configuration of Chandler Street that defines Parcel P-2.

The property constituting Disposition Parcel P-2 in the South End (314 Columbus Avenue) is presently owned by the Authority and is scheduled for use as a small park. Because no federal funds are now available to build this park, Mr. Mark Goldweitz, owner of 312 Columbus Avenue, expressed a desire to use private funds for this purpose.

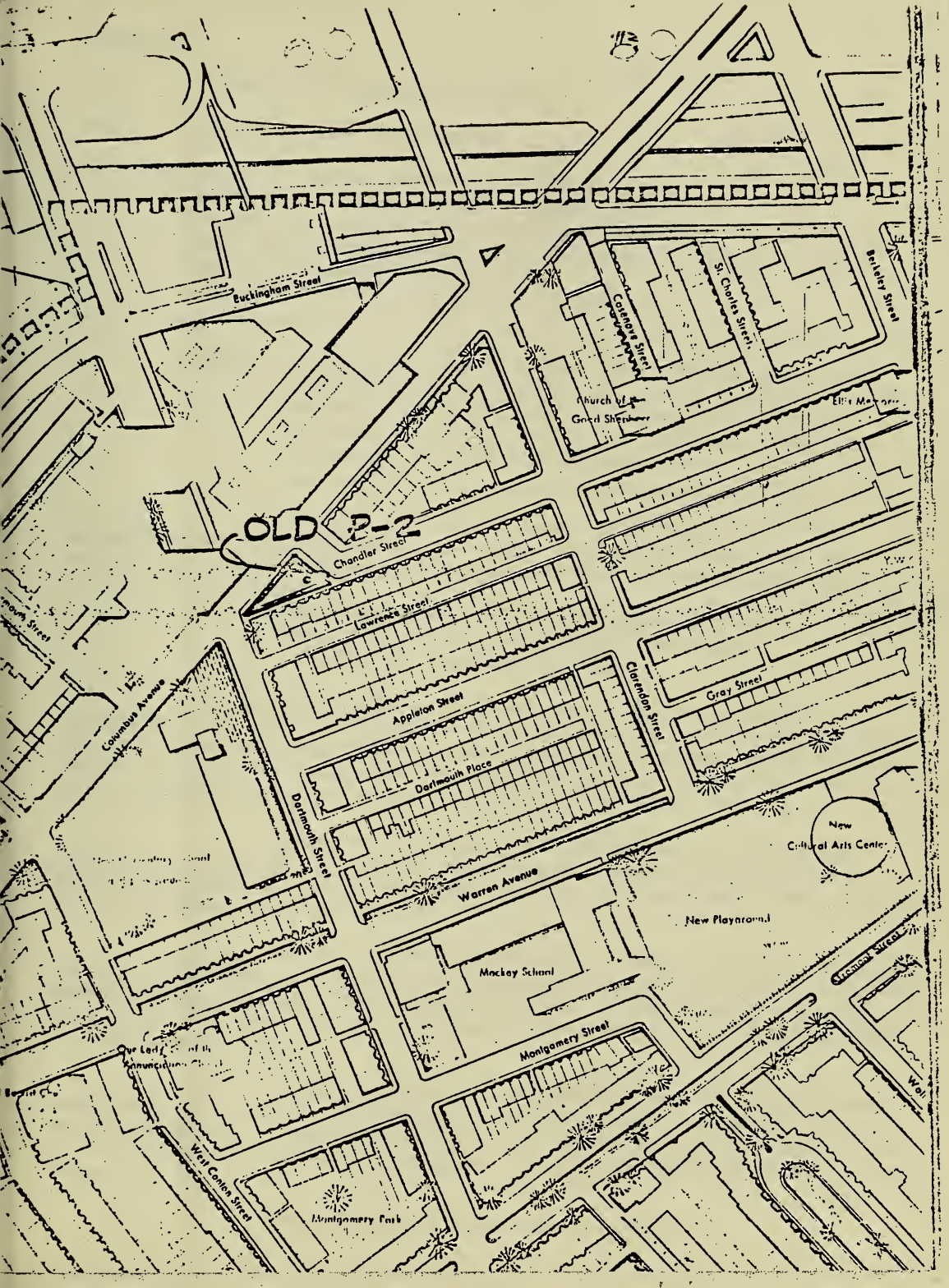
Accordingly, by separate memorandum, the Authority is requested to lease the property located on Parcel P-2 in the South End to Mr. Mark Goldweitz.

Map number 5 in the South End Urban Renewal Plan indicates that the configuration of Chandler Street is to be changed slightly so that it meets Columbus Avenue at a right angle. Both the Authority's Design Review Staff and the Traffic Department have approved the plans for Mr. Goldweitz's proposal, which preserves the existing street configurations, thereby saving the city a considerable sum of money.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by preserving the existing configuration of Chandler Street at the intersection of Chandler, Columbus and Dartmouth Streets.

An appropriate resolution is attached.



Buckingham Street

OLD P-2

Chandler Street

Lawrence Street

Appleton Street

Dartmouth Place

Warren Avenue

Montgomery Street

Montgomery Park

Church of Good Shepherd

New Cultural Arts Center

New Playground

Mackay School

Columbia Avenue

St. Charles Street

Clarendon Street

Wall Street

MAY 13, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF URBAN RENEWAL PLAN
SECTION 403 OPTION PROPERTIES LOCATED AT 99, 101, 103, 105
WEST SPRINGFIELD STREET; 499, 501, 505, 507 SHAWMUT AVENUE;
34, 36, 38 WORCESTER STREET
REDEVELOPMENT PARCELS PB13 a, b, and c

*Urban Renewal
Plan
PB13*

6 F

SUMMARY: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan including the deletion of certain Section 403 option properties and Parcels PB13 a, b, and c from the acquisition plan.

Section 403 of the South End Urban Renewal Plan authorizes the acquisition by the Public Facilities Department of options for future purchase from owners of the following properties:

99, 101, 103, 105 West Springfield Street
499, 501, 503 505, 507 Shawmut Avenue
34, 36, 38 Worcester Street

The purpose of these options were to insure the availability of land for the future expansion of the Hurley School Site. Similarly, the properties located at 40 Worcester Street, 32 Worcester Street and 97 West Springfield Street (Disposition Parcels PB 13a, b, and c respectively) were to be acquired for the same purpose.

However, the Department of Public Facilities has recently informed the Authority that expansion of the school site as originally planned is no longer advisable and has released their interest in the aforementioned properties.

It is therefore advisable to delete acquisition from the South End Urban Renewal Plan of the aforementioned properties listed under Section 403, and those three properties which make up Disposition Parcels PB 13a, b, and c so that they may be rehabilitated and returned to the housing stock.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

March 30, 1972

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
MINOR MODIFICATION OF SOUTH END URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the South End Urban Renewal Plan be modified with respect to the configuration of Derby Park (Parcel P-21) and by changing certain Land Use and Building Requirements of Section 602 of the Plan.

In the original South End Urban Renewal Plan, Disposition Parcel P-21 or Derby Park, was bounded by Parcel PB-9 to the west and Shawmut Avenue to the north.

Since the summer of 1969, a series of community and interagency meetings have been held to determine the types and locations of various recreational and institutional facilities desired by the area residents in and adjacent to Derby Park.

Section 602 of the South End Urban Renewal Plan provides that minor modification may be made at any time by the Boston Redevelopment Authority. Accordingly, in order to accommodate these proposed facilities and assure proper and efficient land use planning, the following minor modifications to the Plan are being requested (see attached plans):

Parcel Boundary Adjustments

The westerly boundary of Parcel P-21 be shifted to the Inner Belt line, thus requiring the deletion of Disposition Parcel X-28 from the Plan and the relocation of Parcel PB-9 immediately adjacent and to the east of Parcel P-21.

This new location of Parcel PB-9, a public building site for institutional use, is away from the proposed Inner Belt route and more centrally located with respect to the new housing in the area. The area of the original Parcel PB-9 is 50,789 square feet. The area of the proposed Parcel PB-9 is 65,500 square feet.

Those dwelling units originally planned for Parcel X-28 (approximately 40) have been adequately accommodated on the surrounding Infill parcels.

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA - PROJECT MASS. R-56**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or developers of such part or their successors and assigns; provided further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, it is the opinion of the Authority that the modification of the configuration of Derby Park (Parcel P-21) is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. Indicating on Page 45 of the Plan, on map number 3, entitled Reuse Parcels, the adjustment of the westerly boundary of Parcel P-21 to the Inner Belt line (or to the westerly edge of Parcel X-28);
2. On the same page and map, indicating the relocation of Parcel PB-9 to the east of and immediately adjacent to P-21;
3. Deleting on Page 14 of the Plan under the heading "Table A: Land Use and Building Requirements", Parcel X-28 and all of its corresponding requirements and controls;
4. On the same page, under the heading "Table A", subdividing Disposition Parcel P-21 into P-21 and P-21a, with all Land Use and Building Requirements for Parcel P-21 to remain the same, while the Land Use for P-21a shall be Institutional and all other Building Requirements made subject to Authority approval;

April 13, 1972

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF URBAN RENEWAL PLAN / DISPOSITION PARCEL 12

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan with respect to the permitted land use on Parcel 12

On 4 June 1970, the Boston Housing Authority was designated as the redeveloper of several scattered disposition parcels in the South End for the purpose of constructing housing for the elderly. Since that time, the Housing Authority has decided to eliminate Parcel 12 from development for the following reasons:

First, test borings have indicated that poor subsoil conditions exist on Parcel 12 and construction on this site would be extremely expensive.

Furthermore, the residents of the northwesterly section of the South End have expressed the need for a playground on this parcel, since there are no major outdoor recreation facilities planned for this area.

Finally, the number of units in the Turnkey project for the elderly proposed by the Emergency Tenants Council on Parcel 19 would be more than adequate to replace those planned on Parcel 12, so as not to constitute a net loss in elderly housing units in the South End.

Table A of Section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted land use for Parcel 12 as residential: Housing for the Elderly or Other Residential Subject to Authority Approval. It is desirable to change the permitted land uses for this parcel from "Residential" to "Playground" and that all building requirements be eliminated as they would be no longer applicable.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcel 12 from residential to playground.

An appropriate resolution is attached.

AUG 13 1970

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF SOUTH END URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

SUMMARY: This memo requests that the South End Urban Renewal Plan be modified by changing certain Land Use and Building Requirements of Section 602 of the Plan.

Section 1201 of the South End Urban Renewal Plan provides that modifications of the Plan may be made by the Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantial or material alterations of the plan.

Section 602 of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" provides that Parcel 16 is to be used for residential purposes, Parcel 15 is to be used for off-street parking, and Parcel PB4 is to be used for an Elementary, intermediate school, recreation building and playground.

In February of 1970 a meeting of South End and Lower Roxbury Area residents was held, at which time it was voted unanimously to request that the site of the proposed school be changed from Parcel PB-4 to Parcel 16. The major reason for this request was the strong feeling of the community that the existing housing complexes known as the Saranac building and New Castle Court should be retained rather than destroyed, as would be required were the school to be constructed on PB-4.

A study of the feasibility of rehabilitation of the building on PB-4 has been conducted and it has been determined that 216 units would be retained or added through rehabilitation.

**"RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1203 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Community Affairs; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "elementary school, intermediate school, recreation building and playground" as the primary use for Parcel PB-4. The primary use for Parcel 16 was designated as "Residential upper floors, Commercial ground floor"; and

WHEREAS, the community has requested that the boundary of Parcel PB-4 be altered to allow for the development of Housing Parcels, and that Parcel 16 be designated as suitable for elementary school, intermediate school, recreation building and playground; and

WHEREAS, the Public Facilities Department of the City of Boston is agreeable to such modification;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A of the South End Urban Renewal plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:
2. That the permitted Use for Parcel 16 shall be "Elementary School, Intermediate School, Recreation Building and Playground", said modification to be set forth in the Plan as follows:

<u>Parcel</u>	<u>Permitted Use</u>	<u>Min. Setback</u>	<u>Height Min/Max</u>	<u>Max.Net Density</u>	<u>Min. Pkg. Ratio</u>	<u>Planning & Design Requirement</u>
57	Off-Street Parking	NA	NA	NA	NA	B
59	Off-Street Parking	NA	NA	NA	NA	B
P-22	Playground	NA	NA	NA	NA	N, GG
58	Residential	AA	24, AA	40	Z	A,B,C

5. That the permitted use for Parcel 15 shall be modified by adding to the Permitted Land Uses the word "Playground".

6. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps numbers 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolves.

7. That said map changes include alterations of the boundary and uses of PB-4; creation of Parcels 57, 59, P-22 and 58.

8. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Map number 5, Proposed Rights of Way, is modified in the following manner:- Northampton Street is to remain a Public Way and Davenport Street between Columbus Avenue and Tremont Street is to be closed and to become part of Parcels 15 and 16 subsequent to acquisition of remaining abutting properties on said Davenport Street by the Public Facilities Department.

9. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

10. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

11. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

MEMORANDUM

5-6
JUNE 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD there were changes made in Housing Innovations' proposal in order to make the development feasible for Federal funding. The proposal calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 90 units of primarily elderly housing. Parcel RC-5 will contain 91 units of which 66 units will be one-bedroom, 20 units will be two-bedroom, and 5 units will be multi-bedroom.

On February 8, 1973, the Board voted to modify the South End Urban Renewal Plan in order to permit the construction of these buildings as proposed. At that time it was uncertain as to what zoning changes would be most appropriate to effectuate this development. It is now, however, proposed that the "Proposed Zoning Map" be amended and the Zoning Commission be petitioned to change the existing and proposed zoning for these two development sites.

At present, Parcel RC-4 is in an L-2 zone and Parcel RC-5 lies both within an L-2 and H-3 zone. The "Proposed Zoning Map" calls for the continuation of the existing zoning districts for the area now comprised of these two parcels. However, due to the elderly housing development proposed on Parcel RC-4 a change in zone is advised in order to permit the higher density inherent in any elderly development. Therefore, in keeping with the development proposal, Parcel RC-4 should be changed to an H-5 zoning district. As Parcel RC-5 splits two zoning districts, it would clarify any zoning

MEMORANDUM

SEPTEMBER 7, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION OF
SOUTH END URBAN RENEWAL PLAN PREVIOUSLY ADOPTED BY
AUTHORITY ON JANUARY 21, 1971
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

On January 21, 1971, the Boston Redevelopment Authority adopted several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6. These modifications were adopted in order to facilitate developments that were in planning by the Emergency Tenants Council and the United South End Settlements. The Authority also determined at the January 21st meeting that the modifications that were adopted were minor in nature and did not substantially or materially alter or change the Plan.

Although these minor modifications were adopted by the Authority, the Authority had not yet formalized its proclaimer procedure with HUD which would outline the method by which such changes should be submitted to HUD. Subsequent to the January 21 meeting, these procedures have been formalized and it is now necessary to proclaim by certificate these minor modifications of the South End Urban Renewal Plan which have already been approved by the Authority. An appropriate Resolution is attached.

Attachment



TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 31A
SOUTH END URBAN RENEWAL AREA, MASS. R-56

SUMMARY: This memorandum requests tentative designation of Mr. Thomas Bethoney as redeveloper of Disposition Parcel 31A, modified by ~~the~~ South End Urban Renewal Area.

The Red Fez, located at 1222 Washington Street in the South End, is a small but well-known eating establishment specializing in Syrian cuisine that has been run by the Bethoney family for 40 years. The present owner, Mr. Thomas Bethoney, also of 1222 Washington Street, wishes to enlarge his operation by constructing a one-story, 4,500 sq. ft. addition that will include expanded restaurant and kitchen facilities.

Dr. Bethoney's proposal also calls for the provision of access for service deliveries and 16 parking spaces for his employees and patrons.

The total area of Parcel 31A proposed for redevelopment for additional restaurant and parking facilities is approximately 11,300 sq. ft.

In a separate memorandum submitted at this meeting, the Authority is being requested to modify the South End Urban Renewal Plan by subdividing Disposition Parcel 31 to form the additional Parcel 31A.

In order to provide for the expansion of his restaurant and proper access for service deliveries and patron and employee parking, the owner has submitted a request for tentative designation as redeveloper of the proposed Parcel 31A.

It is therefore recommended that the Authority adopt the attached resolution tentatively designating Dr. Thomas Bethoney as Redeveloper of Parcel 31A in the South End.

An appropriate Resolution is attached.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (3) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's statement for Public Disclosure" (Federal Form H-6004).

SEPTEMBER 17, 1970

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCELS 42 AND X-43-2
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

On May 7, 1970, the Authority approved the Final Working Drawings and Specifications for Improvements to be built on Parcel 42, containing 26,921 square feet, and Parcel X-43-2, containing 4,920 square feet, both located on Albany Street in the South End Urban Renewal Area. The Redeveloper, Northeastern Electric Company, presently located in the South Cove Urban Renewal Area is soon to be displaced by urban renewal activities in the South Cove Urban Renewal Area.

Since that designation, the Redeveloper has obtained the necessary financing for the construction of the Improvements and is now ready to begin construction within the next few weeks.

Implementation of the Authority approved Final Working Drawings and Specifications requires minor changes in reuse and minimum setback requirements. These proposed changes will not substantially alter or change the approved Urban Renewal Plan.

In order to permit construction in accordance with the Authority's approved Plans and Specifications, it is recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan by amending Section 602, Table A "Land Use and Building Requirements".

An appropriate Resolution is attached.

○ Attachment

2. That Section 602, Table A "Land Use and Building Requirements", Reuse Parcels 42 and X-43-2 are hereby modified by the deletion therefrom of minimum setback requirements; and
3. That minimum setback requirements for Reuse Parcels 42 and X-43-2 are not applicable; and
4. That the proposed modifications are found to be minor modifications; and
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

October 5, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan by deleting certain properties from the acquisition plan.

The South End Urban Renewal Plan calls for the acquisition and demolition of three row houses located at 325-333 Columbus Avenue. These properties, one of which has been acquired and is presently owned by the Authority, are structurally sound and suitable for rehabilitation. In another memorandum submitted at this meeting, the Authority is requested to authorize the advertisement of the Authority owned property at 325-327 Columbus Avenue for sale and rehabilitation.

These three acquisition parcels, totalling about 12,000 square feet, are presently scheduled to be included as part of Disposition Parcel 10 (approximately 35,000 square feet), which is slated for new residential development. The deletion of these three buildings will reduce the overall area of Parcel 10 to about 23,000 square feet. The Planning and Urban Design staff have concluded that the reduction in area of Parcel 10 will not impair the marketability of this parcel. It is felt that preserving this row of buildings serves to enhance this section of Columbus Avenue by maintaining the existing residential scale of the area.

It is therefore advisable to delete the acquisition of the two privately owned properties located at 329-333 Columbus Avenue from the South End Urban Renewal Plan, and to delete all three properties at 325-333 Columbus Avenue from Disposition Parcel 10, in order that they might be rehabilitated and returned to the housing stock.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1210 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

MEMORANDUM

FEBRUARY 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD there were changes made in Housing Innovations, Inc., proposal in order to make the development feasible and eligible for Federal funding.

The proposal now calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 90 units of which the primary unit makeup will be geared for elderly housing. Parcel RC-5 will contain 91 units of which 66 units will be one-bedroom, 20 units two-bedroom, and 5 units multi-bedroom. The proposal has been approved by HUD in this form and the Redeveloper has obtained a mortgage commitment in the amount of Four Million Three Hundred Sixty-Two Thousand Five Hundred (\$4,362,500.00) Dollars.

In order to permit the construction of these buildings in the form approved by HUD, it will be necessary to modify the South End Urban Renewal Plan with regard to Parcels RC-4 and RC-5. These changes include the requirement for Setback, Maximum Height, Parking, as well as Use and Design Requirements. The Use requirements for Parcel RC-4 are to be more clearly defined for elderly housing, as there exists a need for this type of dwelling unit in the area. As to both parcels, the Parking requirements are being changed from one space per dwelling unit with one additional space for each 900 square feet of commercial use to the parking requirements as set out in the Boston Zoning Code (.2 spaces per unit for elderly residential, RC-4, .6 spaces per unit, RC-5). The Height and Density changes are not

Planning and Design Requirements

- A/ Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. Private access and outdoor space (ground or balconies) shall be provided for as many units as possible.
- B/ Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
- C/ Not less than ONE PERCENT of construction costs shall be utilized to provide street furniture, sculpture, pools or other physical amenities to enhance the development. Notwithstanding this provision, landscaping is required, in addition, as stated in Chapter VI, Section 303: General Requirements and Definitions.
- D/ Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval.
- E/ Subject to the rehabilitation provisions of Chapter VIII of the Urban Renewal Plan.
- F/ Recreation and landscaped sitting areas for occupants shall be provided.
- G/ A landscaped pedestrian easement in an arcade shall be provided on the existing public right-of-way of Cabot Street. The development shall be related to the proposed new Frederick Douglass Square Plaza, (Parcel P-11).
- H/ Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Shawmut Avenue and the new Northampton-Camden Street connection.
- I/ Underground parking in excess of requirements of the site may be provided to serve the surrounding community.
- J/ A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on Shawmut Avenue.
- K/ A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Tremont Street.
- L/ Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Massachusetts Avenue and Washington Street.
- M/ Bus shelters, newsstands, phone booths, street furniture, etc. may be provided where appropriate subject to Authority approval.
- N/ Easement for service and emergency vehicles shall be provided when necessary subject to approval by the Authority.
- O/ A landscaped pedestrian easement shall be provided to a depth of 20 feet from parcel line along Massachusetts Avenue coinciding with the set-back requirement.
- P/ A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on West Newton Street and Tremont Street.
- Q/ A landscaped pedestrian easement shall be provided coinciding with the set-back requirement along West Dedham Street.
- R/ A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Ball Street.
- S/ A landscaped pedestrian easement shall be provided to a depth of 10 feet from the parcel line along Washington Street coinciding with the set-back requirements.
- T/ A landscaped pedestrian easement shall be provided to a depth of 10 feet along Harrison Avenue coinciding with the set-back requirements.
- U/ Elderly tower shall be set back a minimum of 18 1/2 feet from the property line of the Union Methodist Church.
- V/ Maximum height of 120 feet is allowed to depth of 100 feet from Tremont Street.
- W/ Paving shall be provided subject to Authority approval.
- X/ A landscaped pedestrian easement shall be provided to a depth of 10 feet from parcel line along Camden Street coinciding with the set-back requirements.
- Y/ A landscaped pedestrian easement shall be provided north from the southern boundary of the existing Camden Street right-of-way.
- BB/ A landscaped pedestrian easement shall be provided to a depth of 10 feet coinciding with the required set back along Dartmouth Street.

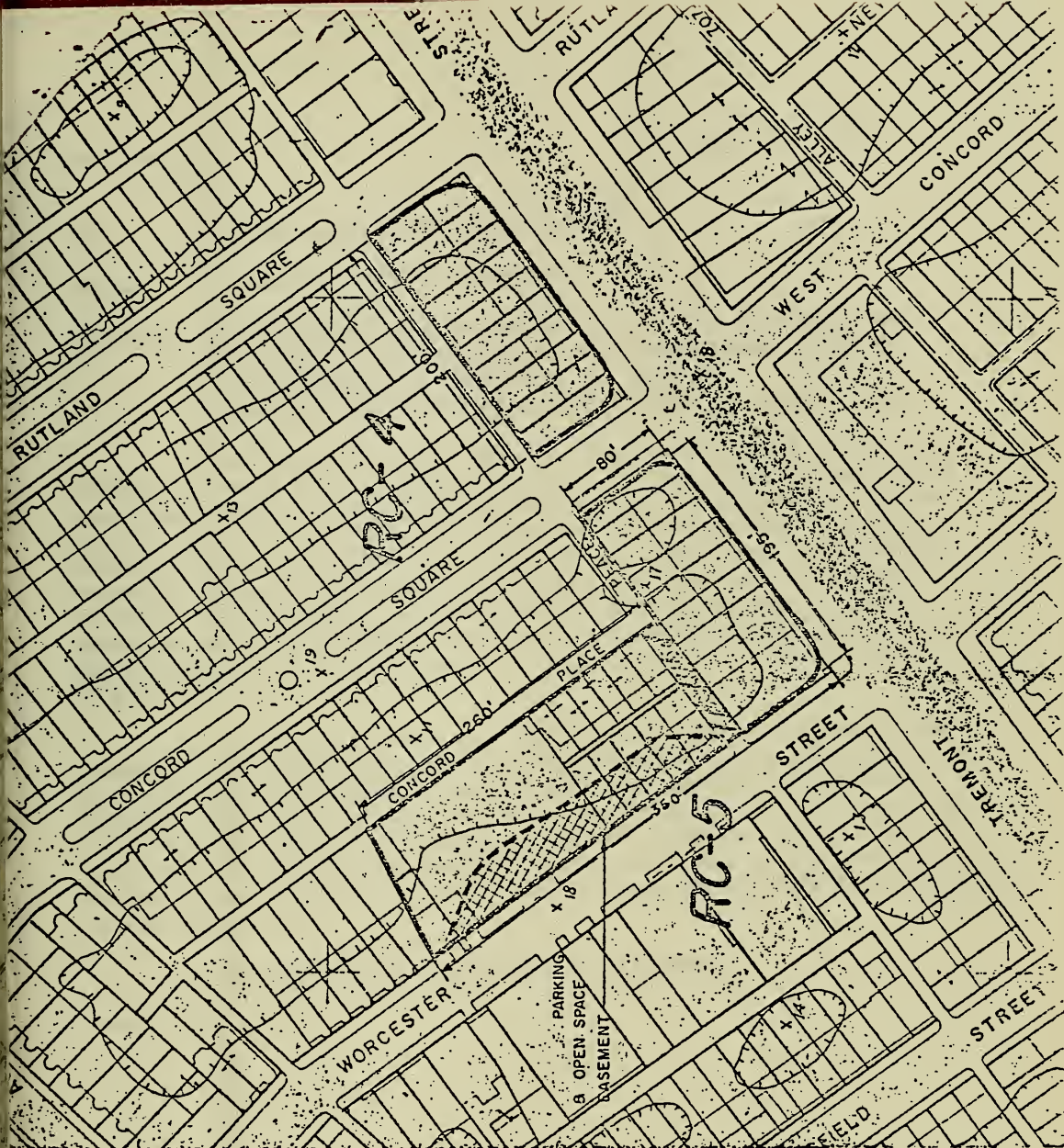
Predominantly

Permitted Use	Residential - upper floors. Commercial or Office on ground floor.	amended to	Residential - housing for the elderly. Commercial on ground floor.
Setback	Z	amended to	0
Maximum Height	AA - in compliance with the regulations	amended to	65
Density	AA	amended to	260
Parking Ratio	1/d.u. + 1/900(2)	amended to	Z
Planning and Design Requirements	A, B, C, D	amended to	B, D

2. That Section 602 of the South End Urban Renewal Plan, as revised, be amended with regard to Parcel RC-5 as follows:

Permitted Use	Residential - upper floors. Commercial - lower floors, Tremont Street only.	amended to	Residential
Setback	Tremont Street 20	amended to	0
Maximum Height	60	amended to	65
Parking Ratio	1/d.u. + 1/900(2)	amended to	Z
Planning and Design Requirements	A, B, C, D, K	amended to	B, D
Density	AA	amended to	90

3. That the proposed modifications are found to be minor and do not substantially or materially alter or change the Plan.



MEMORANDUM

MARCH 15, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION
OF SOUTH END URBAN RENEWAL PLAN PREVIOUSLY ADOPTED
BY THE AUTHORITY ON AUGUST 13, 1970
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

On August 13, 1970, the Boston Redevelopment Authority adopted several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcels 15, 16 and PB-4. These modifications were adopted in order to facilitate the request of South End and Lower Roxbury residents to retain and rehabilitate existing housing complexes by changing the site of the Carter School. The Authority also determined at the August 13, 1970 Meeting that the modifications that were adopted were minor in nature and did not substantially or materially alter or change the Plan.

Although these minor modifications were adopted by the Authority, the Authority had not yet formalized its proclaimer procedure with HUD which would outline the method by which such changes should be submitted to HUD. Subsequent to the August 13, 1970 Meeting, these procedures have been formalized and it is now necessary to proclaim by certificate these minor modifications of the South End Urban Renewal Plan which have already been approved by the Authority.

An appropriate Resolution is attached.

Attachment

6-21

August 13, 1970

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF SOUTH END URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

filed
6/1/71

SUMMARY: This memo requests that the South End Urban Renewal Plan be modified by changing certain Land Use and Building Requirements of Section 602 of the Plan.

Section 1201 of the South End Urban Renewal Plan provides that modifications of the Plan may be made by the Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantial or material alterations of the Plan.

Section 602 of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" provides that Parcel 16 is to be used for residential purposes, Parcel 15 is to be used for off-street parking, and Parcel PB4 is to be used for an Elementary, intermediate school, recreation building and playground.

In February of 1970 a meeting of South End and Lower Roxbury Area residents was held, at which time it was voted unanimously to request that the site of the proposed school be changed from Parcel PB-4 to Parcel 16. The major reason for this request was the strong feeling of the community that the existing housing complexes known as the Saranac building and New Castle Court should be retained rather than destroyed, as would be required were the school to be constructed on PB-4.

A study of the feasibility of rehabilitation of the building on PB-4 has been conducted and it has been determined that 216 units would be retained or added through rehabilitation.

September 9, 1971

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL 31
SOUTH END URBAN RENEWAL AREA, MASS. R-56

SUMMARY: This memorandum requests the Authority to modify the South End Urban Renewal Plan by subdividing Parcel 31 to form an additional Parcel 31A.

The Urban Renewal Plan for the South End Urban Renewal Area designates, in Section 602 thereof, Parcel 31 as light industrial and/or commercial. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Parcel 31, as currently composed, does not allow for the expansion of the Red Fez restaurant, located at 1222 Washington Street, nor for the provision of off-street service access and employee and patron parking. Dr. Thomas Bethoney, the owner of the restaurant, has submitted a request for designation as redeveloper of that portion of Parcel 31 which is located immediately to the side and rear of his building. In order to accommodate the addition, give access for service deliveries, and employee and patron parking, it is recommended that the Authority adopt the attached Resolution subdividing Parcel 31, creating a new Parcel 31A. Parcel 31A would contain approximately 11,800 square feet and Parcel 31 would contain about 123,800 sq. ft. No developer has been designated for Parcel 31 as of this date.

In a separate memorandum submitted at this meeting, the Authority is being requested to designate Mr. Thomas Bethoney, the owner of the adjoining Red Fez Restaurant, as redeveloper of this new Parcel 31A.

In the opinion of the General Counsel, the proposed modification cited above is minor and does not substantially or materially alter or change the Plan. This modification may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56**

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PB-4. The primary use for Parcel 16 was designated as "Residential
floors, Commercial ground floor"; and

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to allow for the development of Housing Parcels, and that Parcel 16
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, the Public Facilities Department of the City of Boston is agreeable
modification;

HEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

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57	Off-Street Parking	NA	NA	NA	NA	B
59	Off-Street Parking	NA	NA	NA	NA	B
P-22	Playground	NA	NA	NA	NA	N, GG
58	Residential	AA	24, AA	40	Z	A, B, C

5. That the permitted use for Parcel 15 shall be modified by adding to the permitted Land Uses the word "Playground".

6. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps numbers 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolves.

7. That said map changes include alterations of the boundary and uses of PB-4; creation of Parcels 57, 59, P-22 and 58.

8. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Map number 5, Proposed Rights of Way, is modified in the following manner:- Northampton Street is to remain a Public Way and Davenport Street between Columbus Avenue and Tremont Street is to be closed and to become part of Parcels 15 and 16 subsequent to acquisition of remaining abutting properties on said Davenport Street by the Public Facilities Department.

9. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

10. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

11. This Resolution shall be effective immediately upon the concurrence herein of the U. S. Department of Housing and Urban Development.

5 B
JUN 28 1973

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

SUMMARY: This memorandum requests that the Authority (1) adopt several minor modifications of the South End Urban Renewal Plan with respect to Disposition Parcels 19a, 19c, PB-7 and P-7; and (2) authorize the Director to proclaim by certificate these minor modifications.

The Emergency Tenants' Council (ETC), redeveloper of the above-captioned parcels, is anticipating a construction start on 181 units of low and moderate income housing early this summer. To date, 71 units have been successfully rehabilitated by ETC, and 204 units of elderly housing, developed under the Turnkey Program, are presently under construction.

On 21 January 1971, the Authority voted to adopt several minor modifications of the South End Urban Renewal Plan for the entire Parcel 19 Area. Since that time, further refinements of ETC's plans for that portion of the Area now ready for development have made it necessary to further clarify those modifications with respect to Disposition Parcels 19a, 19c, PB-7 and P-7.

In effect, the Authority is being requested to modify the Land Use and Building Requirements and Parcel Boundaries in the Urban Renewal Plan for Parcels 19a, 19c, PB-7 and P-7. The revised controls for these Parcels are equally as comprehensive as those in the original Plan.

These new controls, developed after extensive evaluation, still retain the primary purpose of replacing deteriorated conditions with new housing and support facilities. In addition, they provide both BRA and ETC planners with the flexibility to produce an integrated development program that better accommodates the needs of the local residents and that reinforces the physical and social structure of their neighborhood.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

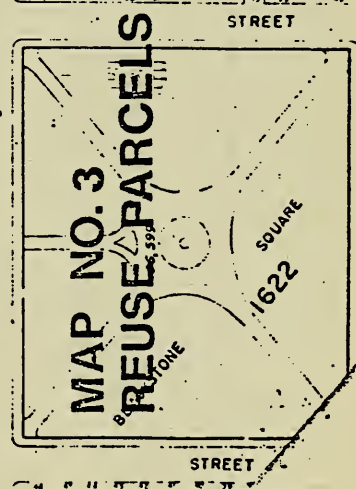
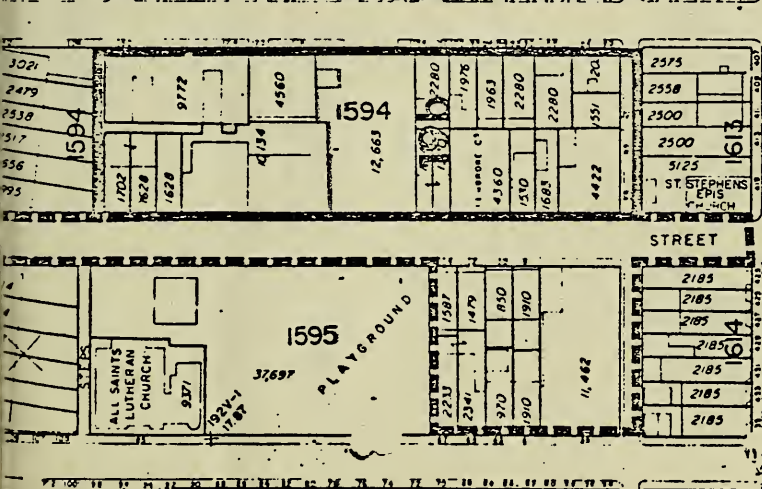
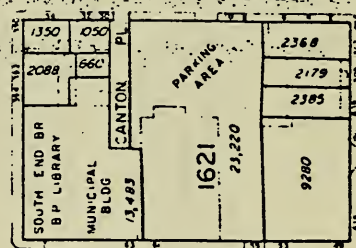
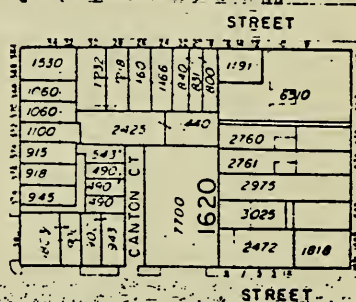
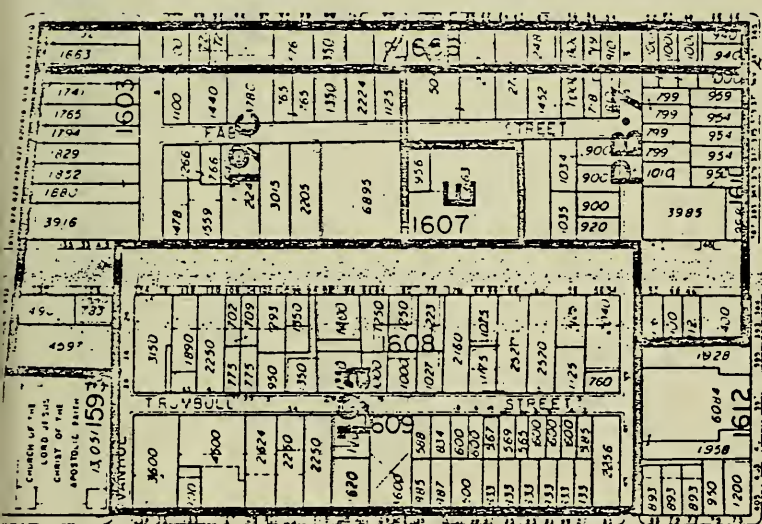
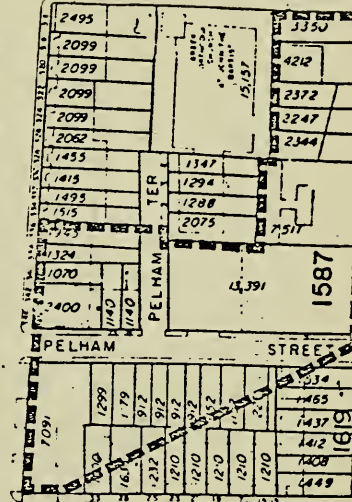
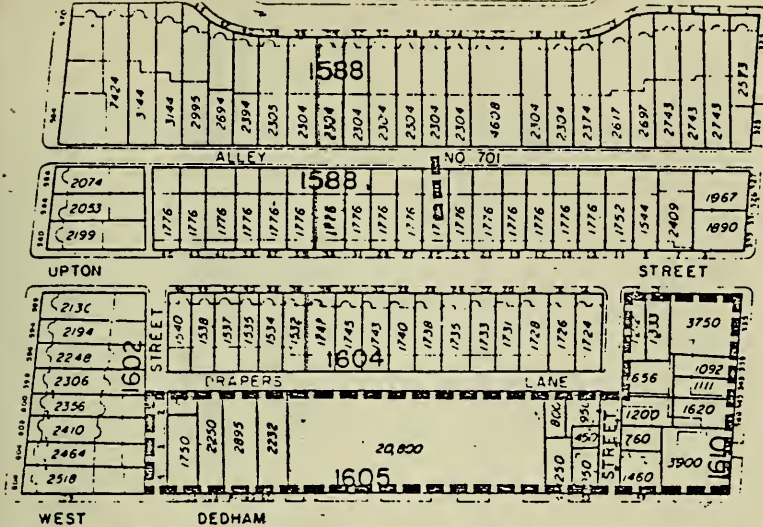
WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 602, Table A of said Urban Renewal Plan, entitled: "Land Use and Building Requirements" designates certain permitted uses and building requirements for Parcels 19a, 19c, PB-7 and P-7;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A: "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcels 19a, 19c, PB-7 and P-7 and their respective Land Use and Building Requirements; and
2. That those Disposition Parcels and their respective Land Use and Building Requirements enumerated in Table A: MODIFICATIONS TO THE LAND USE AND BUILDING REQUIREMENTS (Attachment A) be hereby substituted in place of those controls previously deleted; and
3. That Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels" is hereby modified by the deletion of Parcels 19a, 19c, PB-7 and P-7, and by the substitution of those Reuse Parcels shown in MODIFICATION TO MAP NO. 3 (attachment B); and
4. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan; and
5. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect; and
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.



MAP NO. 3
REUSE PARCELS

PROPOSED MODIFICATIONS TO TABLE A: LAND USE AND BUILDING REQUIREMENTS - ETC VIVIENDAS PHASE I

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet) Min. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirement
19a-1	Residential	Abutting Prop.: 0 Circle A (including por- tion formerly W. Canton St.): 8 W. Brookline : 10	24 45	45	Z	A,B,C,F
19a-2	Residential	Circle A : 8 Parcel 19a-5 : 40 Parcel 19c : 40 Parcel 19a-6 : 40 Circle B : 8 W. Brookline : 0	24 45	50	Z	A,B,C,F
19a-3	Residential	Circle B (including por- tion formerly W. Canton St.): 8 Newland St. : 0 W. Brookline : 10	24 45	55	Z	A,B,C,F
19a-4	Residential	Newland St. : 30 W. Canton St. : 0 Shawmut Ave. : 10 Abutting Prop.: 0	24 45	40	Z	A,B,C,F

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ATTACHMENT E
MODIFICATIONS

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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMING MINOR MODIFICATION OF THE
SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted on September 23, 1965, and approved by the City Council on December 6, 1965, and requires the development of land in compliance with the Regulations and Controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications", provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

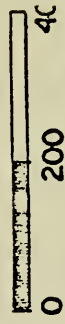
WHEREAS, the "Proposed Zoning Map" of said Urban Renewal Plan designates the area containing Parcel RC-4 as L-2 and the area containing Parcel RC-5 as L-2 and H-3:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Proposed Zoning Map" of the South End Urban Renewal Plan is hereby modified to change the proposed zoning for Parcel RC-4 from L-2 to H-5-U.
2. That the "Proposed Zoning Map" of the South End Urban Renewal Plan is hereby modified to change the proposed zoning for Parcel RC-5 from L-2 and H-3 to H-3-U.
3. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That the Director be and hereby is authorized to proclaim by Certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.



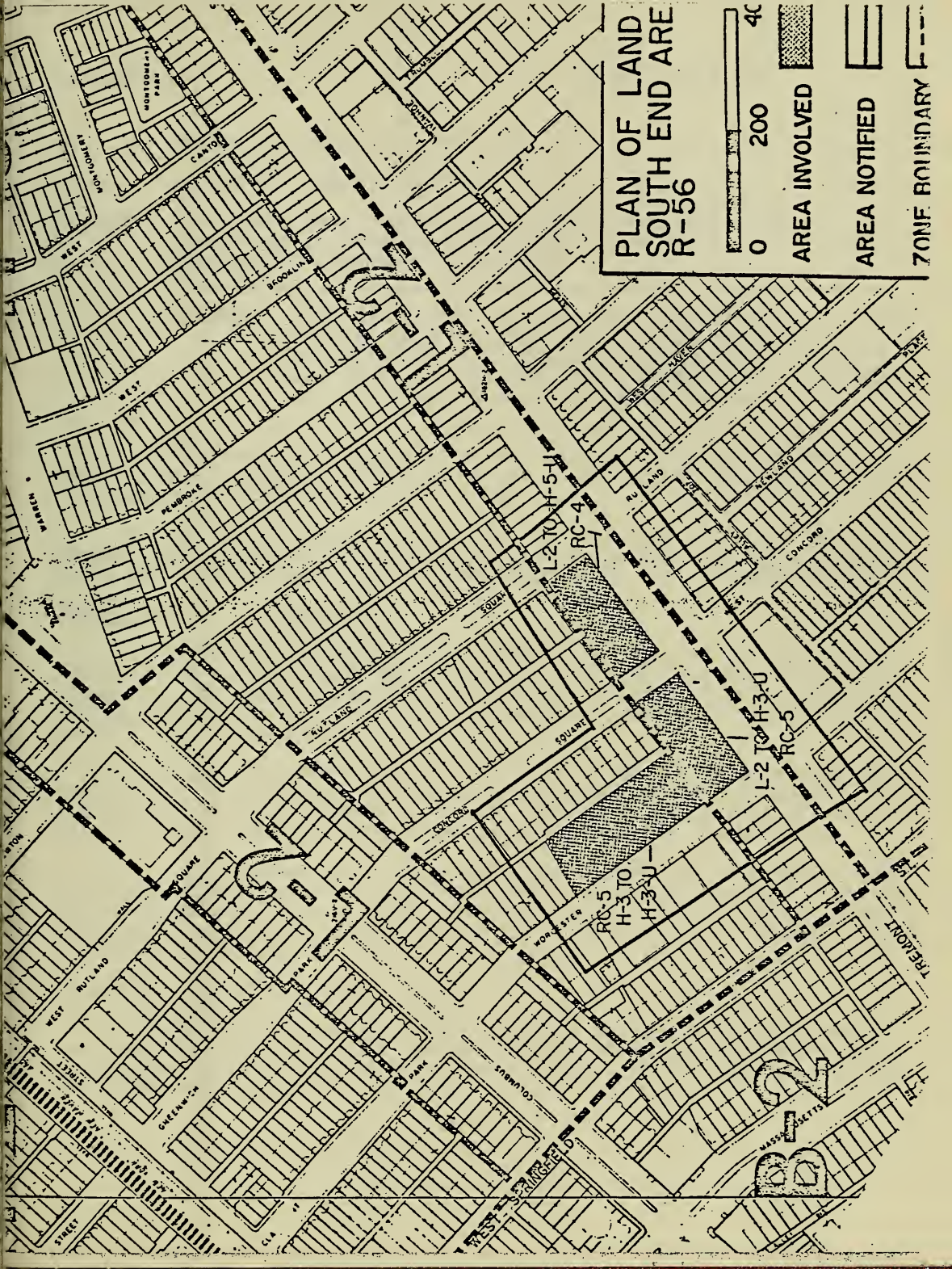
PLAN OF LAND SOUTH END ARE R-56



AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY



August 9, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modifications of the Urban Renewal Plan
Disposition Parcels P-21 and PB-9

SUMMARY: This memorandum requests that the Authority (1) adopt several minor modifications of the South End Urban Renewal Plan with respect to Disposition Parcels P-21 and PB-9; and (2) authorize the Director to proclaim by certificate these minor modifications.

The types and locations of recreational and institutional facilities to serve the residents of the Lower Roxbury Community have been the subject of study for several years.

In order to accommodate these proposed facilities and assure proper and efficient land use planning, the following modifications to the South End Urban Renewal Plan are being requested (see attached plans):

Parcel Boundary Adjustments

It is desirable that the westerly boundary of Parcel P-21 be moved to the easterly side of Ball Street; that the easterly boundary of Parcel P-21 be moved to the westerly property line of B.R.A. Block and Parcels 610A-24 and 25; and, that the northerly boundary of Parcel P-21 be moved to the southerly side of Shawmut Avenue.

This adjustment of Parcel P-21 requires the reinstatement of Parcel X-28 as originally indicated in the South End Urban Renewal Plan and the incorporation of Parcels P-21a and P-21b into one parcel (Parcel P-21) with the Land Use and Building Requirements for P-21 (Derby Park).

The boundary of Parcel PB-9 shall be amended to comprise both B.R.A. Block and Parcels 610A-25 (Pilgrim Laundry) as originally indicated in the South End Urban Renewal Plan, and 610A-24 (Lenox Liquor), authorized for acquisition under Section 403 of the South End Urban Renewal Plan by the Board on August 17, 1972.

Proposed Right-of-Way Adjustments

✓ As a result of the above-mentioned changes, it is no longer necessary to discontinue Ball Street for one block between Washington Street and Shawmut Avenue as voted by the Board April 13, 1972 and this action should be rescinded.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

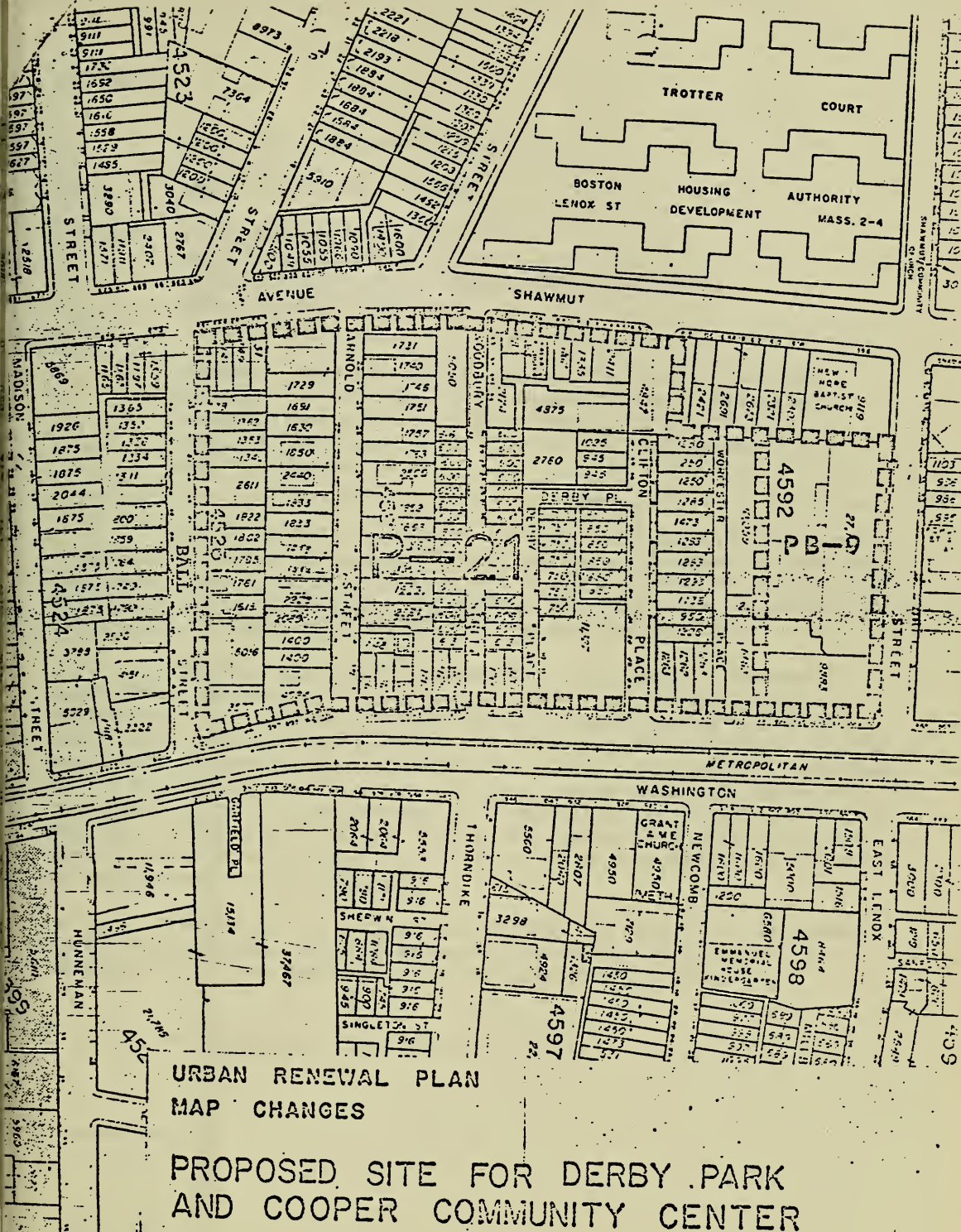
WHEREAS, it is the opinion of the Authority that minor modifications with respect to Parcels P-21 and PB-9 are consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. Indicating on Page 45 of the Plan, on map number 3, entitled Reuse Parcels, the adjustment of the boundarys of Parcel P-21 to be Ball Street, Washington Street, Shawmut Avenue, and the southerly boundary of Parcel PB-9, as amended and indicated on the attached map;
2. On the same page and map, indicating the relocation of Parcel PB-9 to comprise B.R.A. Block and Parcels 610A-24 and 25;
3. Reinstating on Page 14 of the Plan under the heading "Table A: Land Use and Building Requirements", Parcel X-28 and all of its corresponding requirements and controls;
4. On the same page, under the heading "Table A", deleting Disposition Parcels P-21a and P-21b, and establishing Parcel P-21 with all Land Use and Building Requirements as originally indicated in the South End Urban Renewal Plan for Derby Park.
5. Deleting on Page 43, on map number 5 entitled Proposed Rights of Way, the indication that the existing right-of-way of Ball Street, from Shawmut Avenue to Washington Street is to be discontinued;
6. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;
7. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



MEMORANDUM

5B

JAN 3 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN
RENEWAL PLAN, PARCEL RC-7

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan, with respect to Parcel RC-7, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel RC-7 is located at 255-293 Northampton Street in the South End and contains some 29,500 square feet. Production Auto Body owns over fifty percent of Parcel RC-7 and has expressed an interest in expanding its facilities. Production Auto Body was tentatively designated redeveloper of Parcel RC-7 on October 25, 1973.

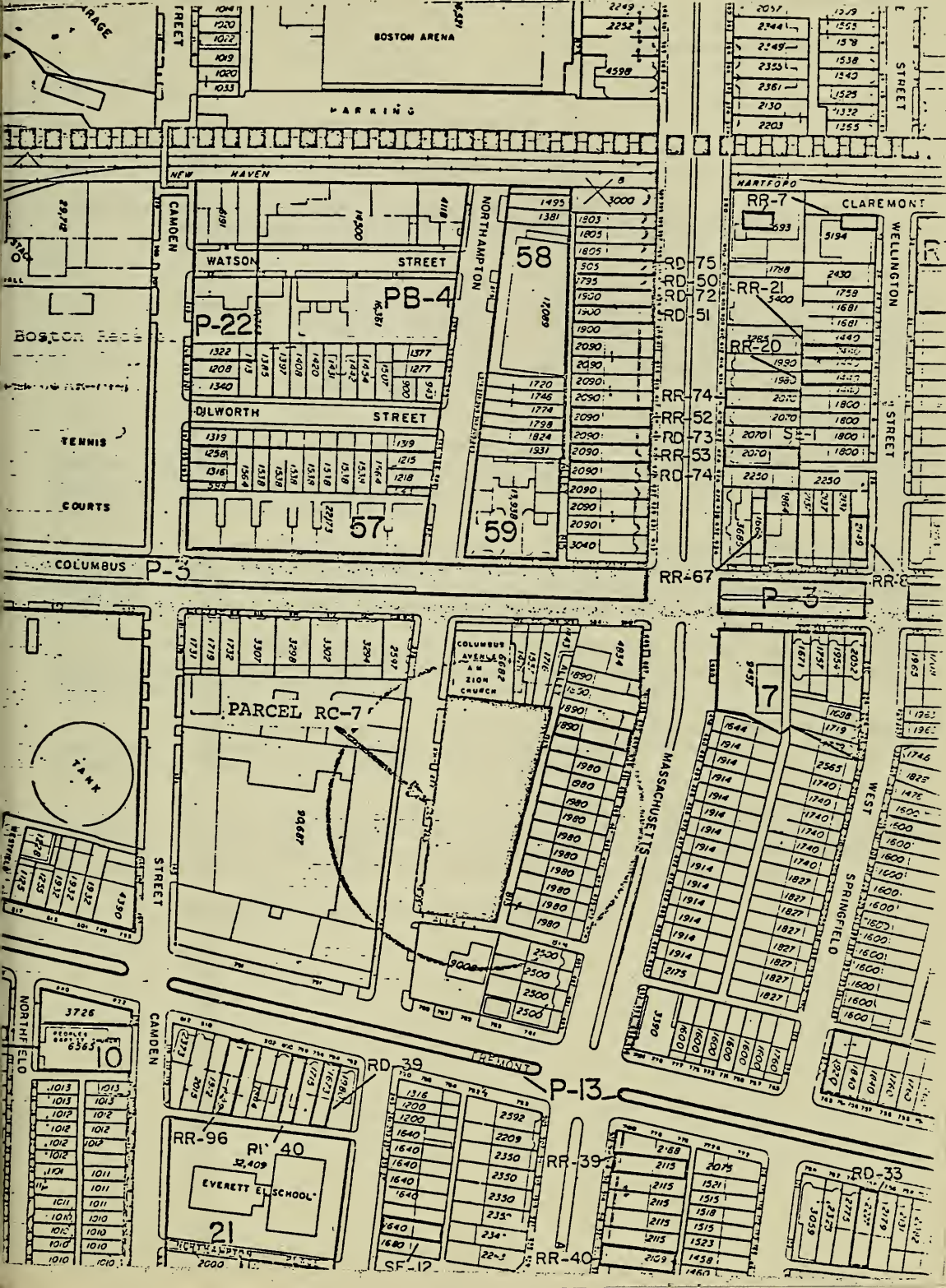
The South End Urban Renewal Plan originally proposed acquisition of Parcel RC-7 for ground floor commercial/upper floor residential use. Production Auto Body has been located adjacent to Parcel RC-7 on Northampton Street for fifteen years, employing thirty people and currently requires expansion space. The proposal submitted to the Authority calls for construction of a two-story building with approximately 12,000 square feet of floor space and rehabilitation of existing facilities. This new industrial land use is compatible with the surrounding land uses, and retention of this existing business is appropriate at this location.

Therefore, it is recommended that the minor modification of the urban renewal plan be effected, changing the permitted use on Parcel RC-7 from Residential/Commercial to Industrial.

An appropriate resolution is attached.

Attachment:





October 11, 1973

MEMORANDUM

50

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL 30

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Disposition Parcel 30; and (2) authorize the Director to proclaim by certificate this minor modification.

Disposition Parcel 30 is located at Haven, Rutland, and Washington Streets in the South End Urban Renewal Area and contains some 12,739 sq. ft. Parcel 30 was tentatively designated by the Authority to South End Building Systems, Inc., for housing construction.

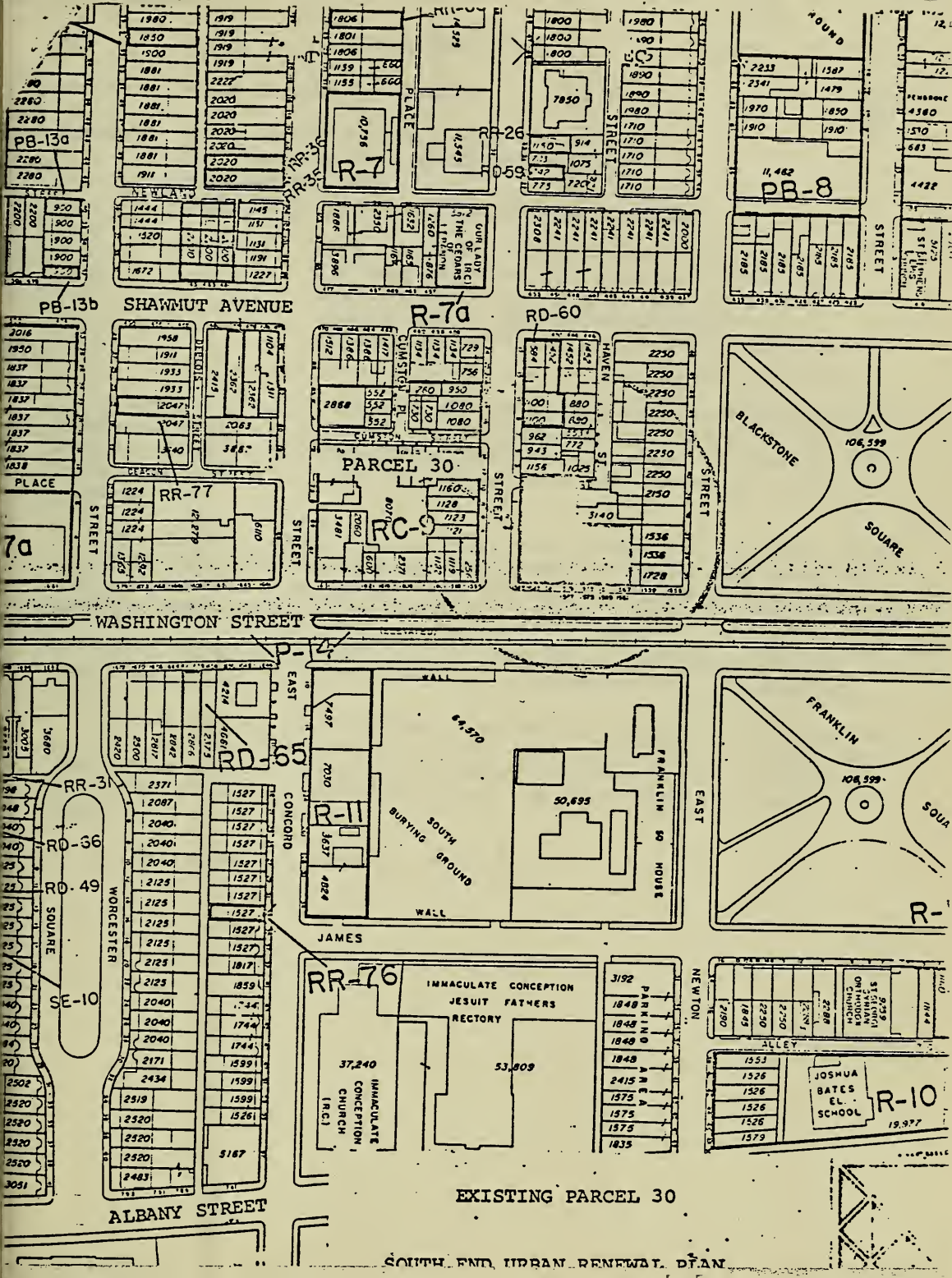
The two buildings adjacent to Parcel 30, Nos. 35 and 36 West Newton Street, are fire damaged and the owner has requested a hardship taking. The present condition of these buildings has hindered the South End Building System's effort to obtain a financing commitment.

The acquisition of 35 and 36 West Newton Street will add 3,264 square feet to parcel 30. Both buildings are feasible for rehabilitation and would provide an additional twelve housing units.

It is, therefore, advisable to add the acquisition of 35 and 36 West Newton Street to the South End Urban Renewal Plan and to change the boundary of Parcel 30 to reflect this addition.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.



TO: BOSTON RE-DEVELOPMENT AUTHORITY

October 25, 1973

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
Proclaimer of Minor Modification of the
Urban Renewal Plan
PARCEL RR-17

SUMMARY: This memorandum requests that the Authority
(1) adopt a minor modification of South End
Urban Renewal Plan, with respect to Parcel
#RR-17, and (2) authorize the Director to
Proclaim by certificate this minor modification.

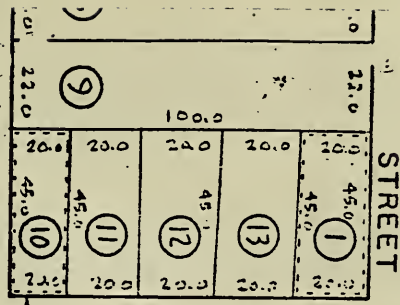
Parcel RR-17 is located at 481-485 Shawmut Avenue in the South End Urban Renewal Area and contains some 6,600 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for Parcel RR-17 to be used as a park, residentially oriented open space, or off-street parking.

The abutting owners have requested the subdivision of Parcel RR-17 into lots for use as rear yards. This proposed use is consistent with the Urban Renewal Plan and the lots will be landscaped in accordance with the Urban Renewal Plan standards.

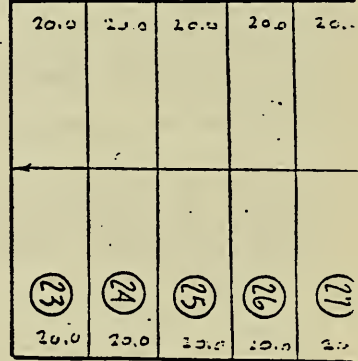
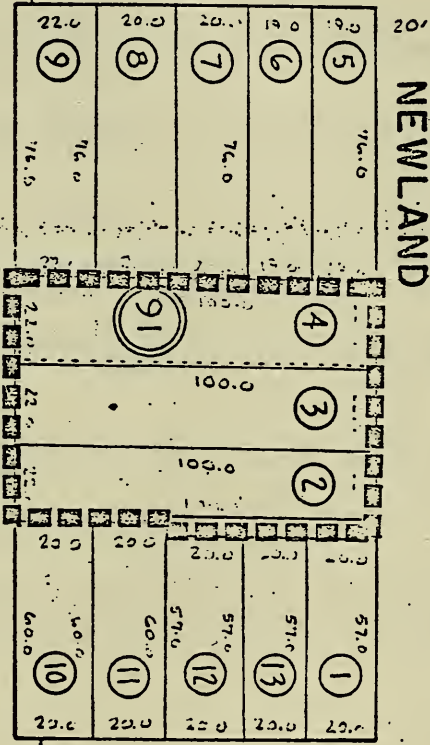
It is, therefore, advisable to subdivide Parcel RR-17 into ten (10) lots, Parcels RR-17 A through J, as shown on the attached Map.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

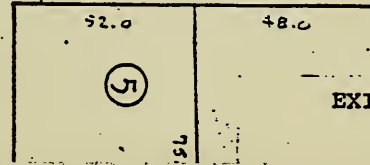
An appropriate resolution is attached.



WORCESTER



WEST CONCORD



EXISTING PARCEL RR-17



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 31A is consistent with the objectives of the South End Urban Renewal Plan; and

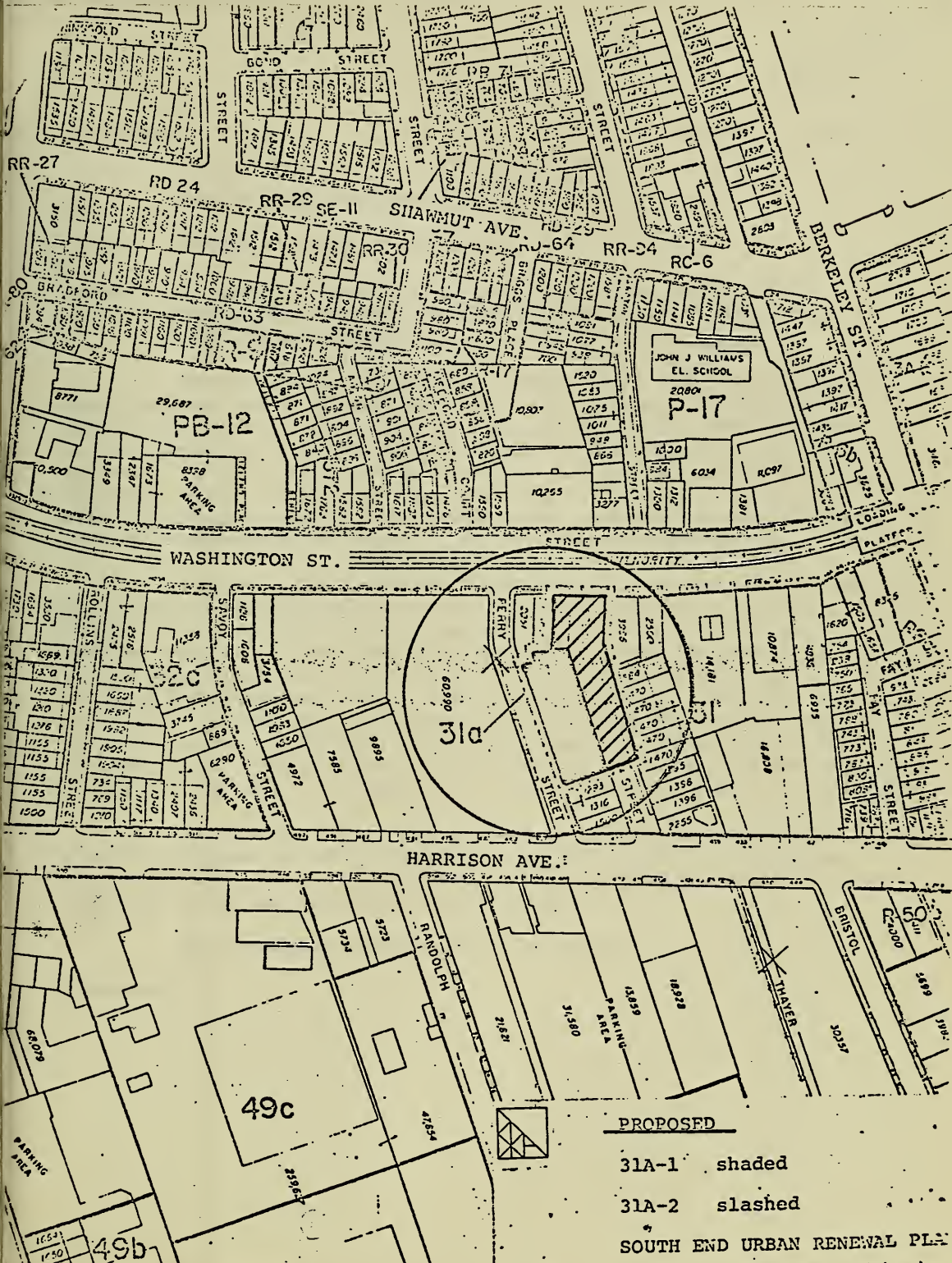
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the sub-division of Parcel 31A into two parcels, 31A-1 and 31A-2 as shown on the attached map.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.





PROPOSED

31A-1 shaded

31A-2 slashed

SOUTH END URBAN RENEWAL PLAN

MEMORANDUM

4 A
Board
NOVEMBER 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
791 TREMONT STREET

Under the South End Urban Renewal Plan, the old Chickering Piano Factory was designated as an excluded parcel. In accordance with the criteria of the Plan, private rehabilitation was commenced on this parcel pursuant to a Rehabilitation Agreement executed on November 14, 1972, between the Authority and the Developer, Piano Craft Guild Associates. As this rehabilitation is in accordance with the Urban Renewal Plan the individuals and businesses relocated from 791 Tremont Street are eligible for relocation benefits.

The relocation plan for both the business and residential displacees was formulated with full review and approval by HUD. However, HUD has recently reviewed this matter and has made a finding that the residential rehabilitation of this structure is not in compliance with the Land Use Map as submitted with the original Urban Renewal Plan. This Map showed this parcel as industrial. Therefore, in order to clarify this discrepancy and to permit the continuance of relocation payments which have been delayed due to this problem, it is necessary that the Land Use Map be amended to show 791 Tremont Street as residential and commercial.

It is therefore recommended that the Authority proclaim a Minor Modification of the South End Urban Renewal Plan amending the Land Use Map as to 791 Tremont Street by changing its designation from industrial to residential and commercial.

An appropriate Resolution is attached.

Attachment

January 17, 1974

minor modification

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Parcel 17

SUMMARY: This memorandum requests that the Authority (1) reaffirm a minor modification of the South End Urban Renewal Plan, with respect to Parcel 17, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel 17 is located at the corner of Massachusetts Avenue and Columbus Avenue in the South End Urban Renewal Area and was finally designated to United South End Settlements (USES) for the construction of a community service center on June 4, 1970.

The Authority also voted a minor modification at the June 4, 1970 Board Meeting which changed the permitted use of Parcel 17 from "Residential/Commercial" to "Offices, Recreation Building". In order to conform with present HUD policy on minor modifications, it is necessary to reaffirm this plan change and proclaim the change by certificate.

Therefore, it is recommended that the minor modification of the South End Urban Renewal Plan changing the permitted use of Parcel 17 from "Residential/Commercial" to "Offices, Recreation Building" noted by the Authority on June 4, 1970 be reaffirmed and that the Director is authorized to proclaim this minor modification by certificate.

An appropriate resolution is attached.



for Minor Modification
May 2, 1974

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
Proclaimer of Minor Modification of the
Urban Renewal Plan
Parcel RD-76

SUMMARY: This memorandum requests that the Authority
(1) adopt a minor modification of South End
Urban Renewal Plan, with respect to Parcel RD-76,
and (2) authorize the Director to Proclaim by
certificate this minor modification.

Parcel RD-76 is located on West Haven Street in the South End Urban Renewal Area and contains some 2,215 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for the parcel to be used as a park, residentially oriented open space, or off-street parking.

The abutting owners have requested the subdivision of Parcel into lots for use as rear yards. This proposed use is consistent with the Urban Renewal Plan and the lots will be landscaped in accordance with the Urban Renewal Plan standards.

It is, therefore, advisable to subdivide Parcel RD-76 into four (4) lots, Parcels RD-76A through D, as shown on the attached Map.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

July 18, 1974

Minor Modification

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN
PARCEL 49b

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of South End Urban Renewal Plan, with respect to Parcel 49b and (2) authorize the Director to proclaim by certificate this minor modification.

Parcel 49b is located on Union Park and Albany Streets in the South End Urban Renewal Area and contains 17, three story brick row houses and approximately 14,000 square feet of industrial property. As of June 27, 1974, 15 of the buildings were owned by the Authority. Section 602 of the South End Urban Renewal Plan calls for the parcel to be cleared for light industrial development.

The tenants of the residential properties form a close-knit, ethnic community. With the support of the South End Project Area Committee, the tenants have petitioned the Authority to change the planned use of a portion of Parcel 49b (shown as map #1) from light industrial to residential which would allow the retention and rehabilitation of these structures. Development priority for the sale of the buildings would be given to the tenants presently living in the buildings.

The modification to residential use will allow the retention of these dwelling units which are an important South End housing resource. It is, therefore advisable that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcel 49b as shown on the attached maps.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

3. That the residential portion of 49b as shown on map #1 will be subject to rehabilitation in accordance with Authority guidelines and controls.

4. That the residential portion of Parcel 49b shall be numbered as follows, as shown on map #3:

102	Union Park Street	Parcel #	49b-102
104	Union Park Street	Parcel #	49b-104
106	Union Park Street	Parcel #	49b-106
108	Union Park Street	Parcel #	49b-108
110	Union Park Street	Parcel #	49b-110
112	Union Park Street	Parcel #	49b-112
114	Union Park Street	Parcel #	49b-114
116	Union Park Street	Parcel #	49b-116
118	Union Park Street	Parcel #	49b-118
120	Union Park Street	Parcel #	49b-120
122	Union Park Street	Parcel #	49b-122
124	Union Park Street	Parcel #	49b-124
126	Union Park Street	Parcel #	49b-126
128	Union Park Street	Parcel #	49b-128
130	Union Park Street	Parcel #	49b-130
132	Union Park Street	Parcel #	49b-132
134	Union Park Street	Parcel #	49b-134
469	Albany Street	Parcel #	49b-469

5. That the proposed is found to be a minor modification which does not substantially or materially alter or change the Plan;

6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.

MEMORANDUM

43 Board
November 8, 1973

TO: BOSOTN REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN, PARCEL 31A

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan, with respect to Parcel 31A, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel 31A is located at Perry, Washington and Laconia Streets in the South End Urban Renewal Area and contains some 25,000 square feet of land. The property is proposed for development by Mr. Thomas Bethoney, owner of the Red Fez Restaurant, which is located on the parcel.

The original proposal for Parcel 31A involved a one story 4,500 square foot building addition and 16 parking spaces. Due to the continued growth of the Red Fez and parking requirements dictated by the Zoning Code, the site plan has been redesigned several times by the redevelopers, architects, Burgemeyer and Opitz, to incorporate a more adequate building expansion plan, and more parking spaces than in the original proposal.

Development of Parcel 31A assumes the discontinuance of Laconia Street, and both the new restaurant addition and the parking are planned to extend over the former right-of-way of this street.

However, the discontinuance of Laconia Street remains blocked by the presence of one remaining private abutter and an underground Edison Transformer Vault at the Washington Street end of Laconia Street. While the Authority has finally received options to purchase the abutting property, a Gas Station at 439 Harrison Avenue, the Edison Vault will take four (4) to six (6) months to relocate.

The parking problem at the Red Fez continues to congest this area, especially on weekends, and the present condition of Parcel 31A, vacant, undeveloped, and unlighted, endangers a crime problem, particularly a case of continuing car theft.



Map No. 2
 Portion of Parcel 49b with
 Use Remaining as Industrial

Streets shown: Harrison Avenue, Albany Street, Union Park Street, Malden Street, Plymouth Street, Union Street, and others.

Buildings and Landmarks: City of Boston Sewer Department, W.A. Garage, and various industrial buildings.

Parcel Numbers: 48c, 49a, 49b, 49c, 49d, 54a, 54b, 54c, 54d, 54e, 54f, 54g, 54h, 54i, 54j, 54k, 54l, 54m, 54n, 54o, 54p, 54q, 54r, 54s, 54t, 54u, 54v, 54w, 54x, 54y, 54z, 54aa, 54ab, 54ac, 54ad, 54ae, 54af, 54ag, 54ah, 54ai, 54aj, 54ak, 54al, 54am, 54an, 54ao, 54ap, 54aq, 54ar, 54as, 54at, 54au, 54av, 54aw, 54ax, 54ay, 54az, 54ba, 54bb, 54bc, 54bd, 54be, 54bf, 54bg, 54bh, 54bi, 54bj, 54bk, 54bl, 54bm, 54bn, 54bo, 54bp, 54bq, 54br, 54bs, 54bt, 54bu, 54bv, 54bw, 54bx, 54by, 54bz, 54ca, 54cb, 54cc, 54cd, 54ce, 54cf, 54cg, 54ch, 54ci, 54cj, 54ck, 54cl, 54cm, 54cn, 54co, 54cp, 54cq, 54cr, 54cs, 54ct, 54cu, 54cv, 54cw, 54cx, 54cy, 54cz, 54da, 54db, 54dc, 54dd, 54de, 54df, 54dg, 54dh, 54di, 54dj, 54dk, 54dl, 54dm, 54dn, 54do, 54dp, 54dq, 54dr, 54ds, 54dt, 54du, 54dv, 54dw, 54dx, 54dy, 54dz, 54ea, 54eb, 54ec, 54ed, 54ee, 54ef, 54eg, 54eh, 54ei, 54ej, 54ek, 54el, 54em, 54en, 54eo, 54ep, 54eq, 54er, 54es, 54et, 54eu, 54ev, 54ew, 54ex, 54ey, 54ez, 54fa, 54fb, 54fc, 54fd, 54fe, 54ff, 54fg, 54fh, 54fi, 54fj, 54fk, 54fl, 54fm, 54fn, 54fo, 54fp, 54fq, 54fr, 54fs, 54ft, 54fu, 54fv, 54fw, 54fx, 54fy, 54fz, 54ga, 54gb, 54gc, 54gd, 54ge, 54gf, 54gg, 54gh, 54gi, 54gj, 54gk, 54gl, 54gm, 54gn, 54go, 54gp, 54gq, 54gr, 54gs, 54gt, 54gu, 54gv, 54gw, 54gx, 54gy, 54gz, 54ha, 54hb, 54hc, 54hd, 54he, 54hf, 54hg, 54hh, 54hi, 54hj, 54hk, 54hl, 54hm, 54hn, 54ho, 54hp, 54hq, 54hr, 54hs, 54ht, 54hu, 54hv, 54hw, 54hx, 54hy, 54hz, 54ia, 54ib, 54ic, 54id, 54ie, 54if, 54ig, 54ih, 54ii, 54ij, 54ik, 54il, 54im, 54in, 54io, 54ip, 54iq, 54ir, 54is, 54it, 54iu, 54iv, 54iw, 54ix, 54iy, 54iz, 54ja, 54jb, 54jc, 54jd, 54je, 54jf, 54jg, 54jh, 54ji, 54jj, 54jk, 54jl, 54jm, 54jn, 54jo, 54jp, 54jq, 54jr, 54js, 54jt, 54ju, 54jv, 54jw, 54jx, 54jy, 54jz, 54ka, 54kb, 54kc, 54kd, 54ke, 54kf, 54kg, 54kh, 54ki, 54kj, 54kk, 54kl, 54km, 54kn, 54ko, 54kp, 54kq, 54kr, 54ks, 54kt, 54ku, 54kv, 54kw, 54kx, 54ky, 54kz, 54la, 54lb, 54lc, 54ld, 54le, 54lf, 54lg, 54lh, 54li, 54lj, 54lk, 54ll, 54lm, 54ln, 54lo, 54lp, 54lq, 54lr, 54ls, 54lt, 54lu, 54lv, 54lw, 54lx, 54ly, 54lz, 54ma, 54mb, 54mc, 54md, 54me, 54mf, 54mg, 54mh, 54mi, 54mj, 54mk, 54ml, 54mm, 54mn, 54mo, 54mp, 54mq, 54mr, 54ms, 54mt, 54mu, 54mv, 54mw, 54mx, 54my, 54mz, 54na, 54nb, 54nc, 54nd, 54ne, 54nf, 54ng, 54nh, 54ni, 54nj, 54nk, 54nl, 54nm, 54nn, 54no, 54np, 54nq, 54nr, 54ns, 54nt, 54nu, 54nv, 54nw, 54nx, 54ny, 54nz, 54oa, 54ob, 54oc, 54od, 54oe, 54of, 54og, 54oh, 54oi, 54oj, 54ok, 54ol, 54om, 54on, 54oo, 54op, 54oq, 54or, 54os, 54ot, 54ou, 54ov, 54ow, 54ox, 54oy, 54oz, 54pa, 54pb, 54pc, 54pd, 54pe, 54pf, 54pg, 54ph, 54pi, 54pj, 54pk, 54pl, 54pm, 54pn, 54po, 54pp, 54pq, 54pr, 54ps, 54pt, 54pu, 54pv, 54pw, 54px, 54py, 54pz, 54qa, 54qb, 54qc, 54qd, 54qe, 54qf, 54qg, 54qh, 54qi, 54qj, 54qk, 54ql, 54qm, 54qn, 54qo, 54qp, 54qq, 54qr, 54qs, 54qt, 54qu, 54qv, 54qw, 54qx, 54qy, 54qz, 54ra, 54rb, 54rc, 54rd, 54re, 54rf, 54rg, 54rh, 54ri, 54rj, 54rk, 54rl, 54rm, 54rn, 54ro, 54rp, 54rq, 54rr, 54rs, 54rt, 54ru, 54rv, 54rw, 54rx, 54ry, 54rz, 54sa, 54sb, 54sc, 54sd, 54se, 54sf, 54sg, 54sh, 54si, 54sj, 54sk, 54sl, 54sm, 54sn, 54so, 54sp, 54sq, 54sr, 54ss, 54st, 54su, 54sv, 54sw, 54sx, 54sy, 54sz, 54ta, 54tb, 54tc, 54td, 54te, 54tf, 54tg, 54th, 54ti, 54tj, 54tk, 54tl, 54tm, 54tn, 54to, 54tp, 54tq, 54tr, 54ts, 54tt, 54tu, 54tv, 54tw, 54tx, 54ty, 54tz, 54ua, 54ub, 54uc, 54ud, 54ue, 54uf, 54ug, 54uh, 54ui, 54uj, 54uk, 54ul, 54um, 54un, 54uo, 54up, 54uq, 54ur, 54us, 54ut, 54uu, 54uv, 54uw, 54ux, 54uy, 54uz, 54va, 54vb, 54vc, 54vd, 54ve, 54vf, 54vg, 54vh, 54vi, 54vj, 54vk, 54vl, 54vm, 54vn, 54vo, 54vp, 54vq, 54vr, 54vs, 54vt, 54vu, 54vv, 54vw, 54vx, 54vy, 54vz, 54wa, 54wb, 54wc, 54wd, 54we, 54wf, 54wg, 54wh, 54wi, 54wj, 54wk, 54wl, 54wm, 54wn, 54wo, 54wp, 54wq, 54wr, 54ws, 54wt, 54wu, 54wv, 54ww, 54wx, 54wy, 54wz, 54xa, 54xb, 54xc, 54xd, 54xe, 54xf, 54xg, 54xh, 54xi, 54xj, 54xk, 54xl, 54xm, 54xn, 54xo, 54xp, 54xq, 54xr, 54xs, 54xt, 54xu, 54xv, 54xw, 54xx, 54xy, 54xz, 54ya, 54yb, 54yc, 54yd, 54ye, 54yf, 54yg, 54yh, 54yi, 54yj, 54yk, 54yl, 54ym, 54yn, 54yo, 54yp, 54yq, 54yr, 54ys, 54yt, 54yu, 54yv, 54yw, 54yx, 54yy, 54yz, 54za, 54zb, 54zc, 54zd, 54ze, 54zf, 54zg, 54zh, 54zi, 54zj, 54zk, 54zl, 54zm, 54zn, 54zo, 54zp, 54zq, 54zr, 54zs, 54zt, 54zu, 54zv, 54zw, 54zx, 54zy, 54zz.

[illegible][illegible]

Map showing a portion of Parcel 49b with use remaining as industrial. The map includes streets such as Harrison Avenue, Albany Street, Union Park Street, Malden Street, and Plymouth Street. Various buildings and land parcels are labeled, including the City of Boston Sewer Department and the W.T.A. Garage. The map is titled 'MAP NO. 2 PORTION OF PARCEL 49b WITH USE REMAINING AS INDUSTRIAL'.

Map No. 2
 Portion of Parcel 49b with
 Use Remaining as Industrial

Streets shown include: Harrison Avenue, Albany Street, Union Park Street, Malden Street, Plymouth Street, and others. Building footprints and parking areas are indicated. Specific areas are labeled with numbers: 49c, 49d, 48c, 49a, 49b, 54a, 54b, 32c, 48b, 48c, 48d, 48e, 48f, 48g, 48h, 48i, 48j, 48k, 48l, 48m, 48n, 48o, 48p, 48q, 48r, 48s, 48t, 48u, 48v, 48w, 48x, 48y, 48z, 49a, 49b, 49c, 49d, 49e, 49f, 49g, 49h, 49i, 49j, 49k, 49l, 49m, 49n, 49o, 49p, 49q, 49r, 49s, 49t, 49u, 49v, 49w, 49x, 49y, 49z.

[illegible]

This is a detailed street map of a portion of Boston, Massachusetts, showing various streets, buildings, and industrial areas. The map includes labels for streets such as Harrison Avenue, Albany Street, Union Park Street, Malden Street, and Plymouth Street. It also shows various building footprints, parking areas, and industrial zones. Specific areas are labeled with numbers like 49c, 49d, 48c, 49a, 49b, 54a, 54b, 32c, and 48b. The map is titled "MAP NO. 2 PORTION OF PARCEL 49b WITH USE REMAINING AS INDUSTRIAL".

Map No. 2
 Portion of Parcel 49b with
 Use Remaining as Industrial

Streets shown include: Harrison Avenue, Albany Street, Union Park Street, Malden Street, and others. Industrial areas and buildings are labeled with numbers and letters, such as 48c, 49a, 49b, 49c, and 49d. Other labels include 'CITY OF BOSTON SEWER DEP.', 'W.T.A. GARAGE', and 'GBD'.

[illegible]

August 15, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN
EMERGENCY TENANTS' COUNCIL
PHASE II- REHAB

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Disposition Parcel 19; and (2) authorize the Director to proclaim by certificate this minor modification.

The Authority designated the Emergency Tenants' Council as redeveloper of the Parcel 19 area on December 11, 1969. Since that time the Emergency Tenants' Council has successfully completed a major rehabilitation program on Tremont Street, West Newton Street, and Shawmut Avenue. The Emergency Tenants' Council has also recently completed construction of a 200 unit Elderly Housing Tower which is scheduled for occupancy in August.

The Emergency Tenants' Council is now preparing a second phase rehabilitation program. Several Authority owned and City Owned buildings are committed for the Phase II rehabilitation program. In addition, three privately owned buildings have been requested for inclusion by the developer.

These three buildings, No. 334, 395 and 401, Shawmut Avenue are adjacent to property rehabilitated by the Emergency Tenants' Council. Two of the owners have requested hardship takings by the Authority and the third is willing to negotiate a sale. The inclusion of these properties in the Emergency Tenants' Council Phase II Rehabilitation will remove deteriorated buildings from the Parcel 19 area and provide badly needed housing units.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 19 area is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map", is hereby modified by the addition of numbers 334, 395, and 401 Shawmut Avenue.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

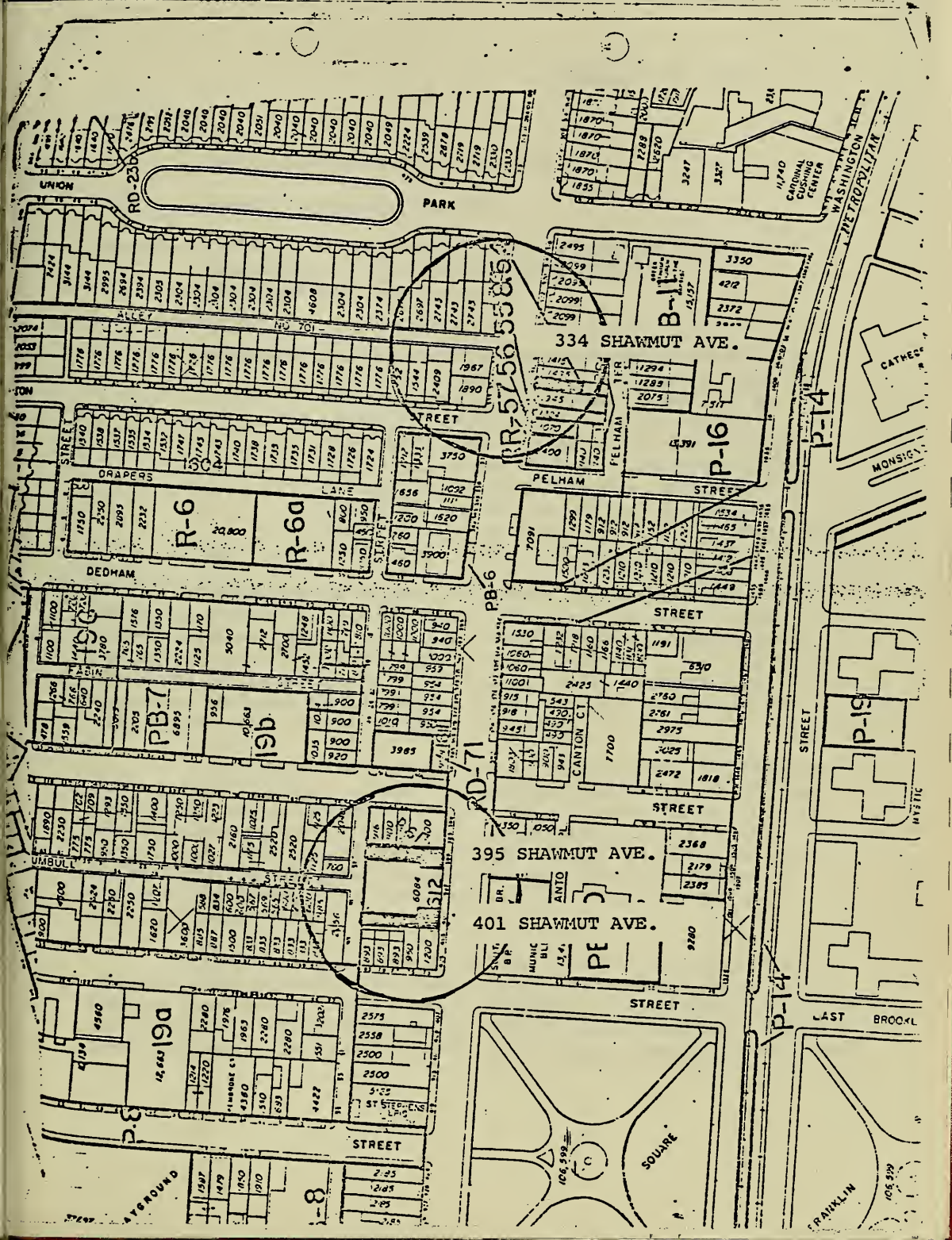
7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1 circular dated June 3, 1970, and

8. That the Director be and hereby is further authorized to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1, circular dated June 3, 1970



September 26, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN/PARCEL 14

SUMMARY: This memorandum requests that the Authority modify the South End Urban Renewal Plan by (1) sub-dividing Parcel 14 to form an additional parcel, 14a; (2) to change the "permitted" use for Parcel 14 from "residential and commercial" to "institutional and parking"; (3) delete Benton Street from Parcel 14; (4) authorize the Director to proclaim by certificate this Minor Modification.

Parcel 14 is located on Tremont Street between Benton and Burke Streets in the South End Urban Renewal Area. This parcel contains some 20,125 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for Parcel 14 to be developed for residential and commercial use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

In order to accomodate the additional need for employee parking and facilitate access for service deliveries for the manufacturing tenants located at 716 Columbus Avenue together with the proposed new Bethel Tabernacle Pentecostal Church, it is recommended that: (1) Parcel 14 be sub-divided to create a new Parcel 14a; (2) The permitted use for Parcel 14 and 14a be changed from residential and commercial to institutional and parking respectively.

Additionally, this memorandum requests that the closing of Benton Street between Columbus Avenue and Tremont Street be deleted from the plan and that the boundary line of Parcel 14 be moved from the northerly to the southerly side of Benton Street, thus decreasing the size of Parcel 14 by approximately 2,625 square

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 14 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

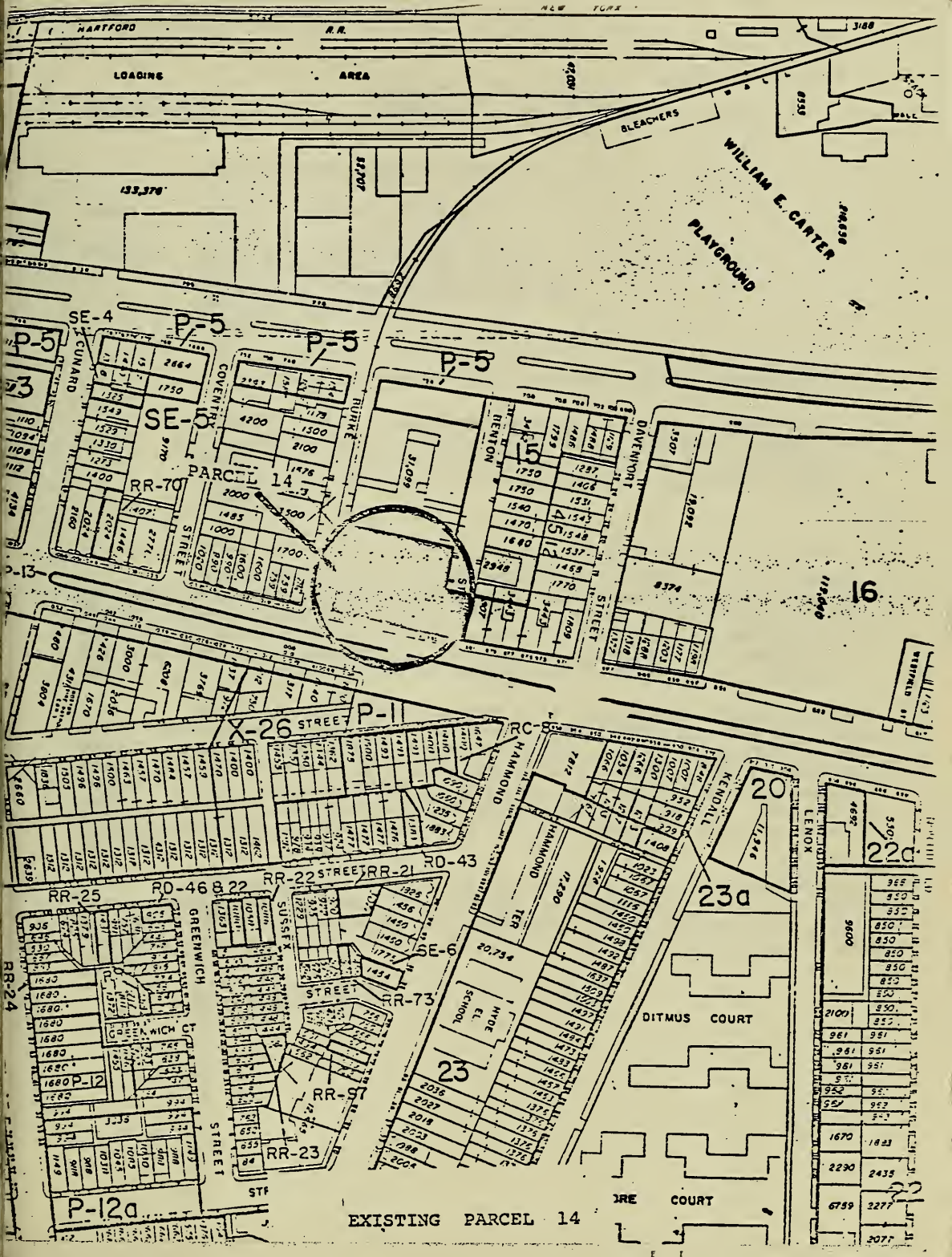
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1 "Property Map", is hereby modified by moving the boundary line of Parcel 14 from the northerly to the southerly side of Benton Street.
2. That Map No. 5 "Proposed Rights-of-Way", is hereby modified by allowing Benton Street to remain open to traffic as shown on the attached map.
3. That Map No. 3 "Re-use Parcels", is hereby modified by indicating the sub-division of Parcel 14 and addition of Parcel 14a.





October 16, 1974

BOARD APPROVED

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION
OF URBAN RENEWAL PLAN
PARCEL PB-3

SUMMARY: This memorandum requests that the Authority:

§ (1) Adopt a minor modification of the South End Urban Renewal Plan with respect to Parcel PB-3; and (2) Authorize the Director to proclaim by certificate this minor modification.

Parcel PB-3 in the South End Urban Renewal Area is bounded by Columbus Avenue, Dartmouth Street, a public alley adjacent to the Bancroft School, and West Canton Street. Parcel PB-3 contains the existing Bancroft School as well as the Boston School Committee Building used for apprenticeship and journeyman classes. The remainder of the parcel is residential or residential/commercial in character.

The South End Urban Renewal Plan originally called for the use of this parcel to serve as the replacement site for the Bancroft School. However due to the population shift, which indicates no necessity for the proposed facility; the need for additional housing resources for the community and in order to prevent the encroachment of blight, expansion of the school does not appear feasible. The existing school buildings will remain in the ownership of the School Department.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

not substantially or materially alter or change the Plan;

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1, circular dated June 3, 1970

November 14, 1974

*Minor
Modification*

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT # MASS R-56
MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 12

SUMMARY: This memorandum requests that the Authority modify the South End Urban Renewal Plan by (1) changing the land use on 7 parcels from "Right-of-way" to "Playground"; (2) include these parcels in the Parcel 12 land area; and (3) authorize the Director to proclaim by certificate this Minor Modification.

On April 13, 1972 the Authority voted to change the use contained in the South End Urban Renewal Plan for Parcel 12 from "Residential" to "Playground" in response to the neighborhood need for outdoor recreation.

The State decision to eliminate the South End By-Pass allows the addition of 7 parcels adjacent to the park to be included in the overall design. These parcels were listed in the South End Urban Renewal Plan for use as a portion of the By-Pass right-of-way and include 220, 222, 224-6 West Newton Street and 84, 87, 89, 91 West Rutland Square. The properties are all cleared vacant land, containing approximately 19,000 square feet.

This memorandum requests that the permitted uses of 220, 222, 224-6 West Newton Street and 84, 87, 89, and 91 West Rutland Square be changed from "Proposed Right-of-Way" to "Playground". Also, it is requested that these 7 parcels be included within the Parcel 12 boundaries, in order to enlarge the Park.

The proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of 7 parcels from "Right-of-Way" to "Playground" and changing the boundaries of Parcel 12 to include these parcels.

An appropriate Resolution is attached.



MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: South End Urban Renewal Plan
Proclaimer of Minor Modification of the Urban Renewal Plan.
Certain Properties at 512, 520, 532, and 530 Tremont Street
Not formerly Scheduled for Acquisition.

SUMMARY: This memo requests that the Authority:

1. adopt a minor modification of the South End Urban Renewal Plan with respect to properties at 512, 520, 530, and 532 Tremont Street;
2. authorize the Director to proclaim by certificate this minor modification;
3. further authorize the Director of Real Estate to negotiate the acquisition of these properties.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land and property uses, and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

Within an H-3 residential zone in the South End, the properties 512, 520, 530, and 532 Tremont Street are operated, as three bars and one package store.

These Tremont Street properties are in direct non-conformance to the existing zoning. By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and home improvement.

These properties are incompatible with the surrounding redeveloped uses and are in conflict with South End Renewal objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of numbers 512, 520, 530, 532, Tremont Street to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1 , Circular dated June 3, 1970.
6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.

September 14, 1974

*Minor
Modification*

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN/PARCEL 50b

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcel 50b; and that the Authority authorize the Director to proclaim by Certificate this Minor Modification.

Disposition Parcel 50b is located at Harrison Avenue and Bristol Street in the South End Urban Renewal Area and contains some 28,000 square feet. Section 602 of the South End Urban Renewal Plan calls for Parcel 50 to be developed for Light Industrial, Commercial Use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

In order to alleviate the semi-land-locked situation that Parcel 50b reflects in its present bounded area and thus increase the development potential, it is recommended that 40 Bristol Street, 50 Bristol Street, 56 Bristol Street and 60 Bristol Street be acquired and be added to the South End Urban Renewal Plan and also to change the boundary of Parcel 50b to reflect this change.

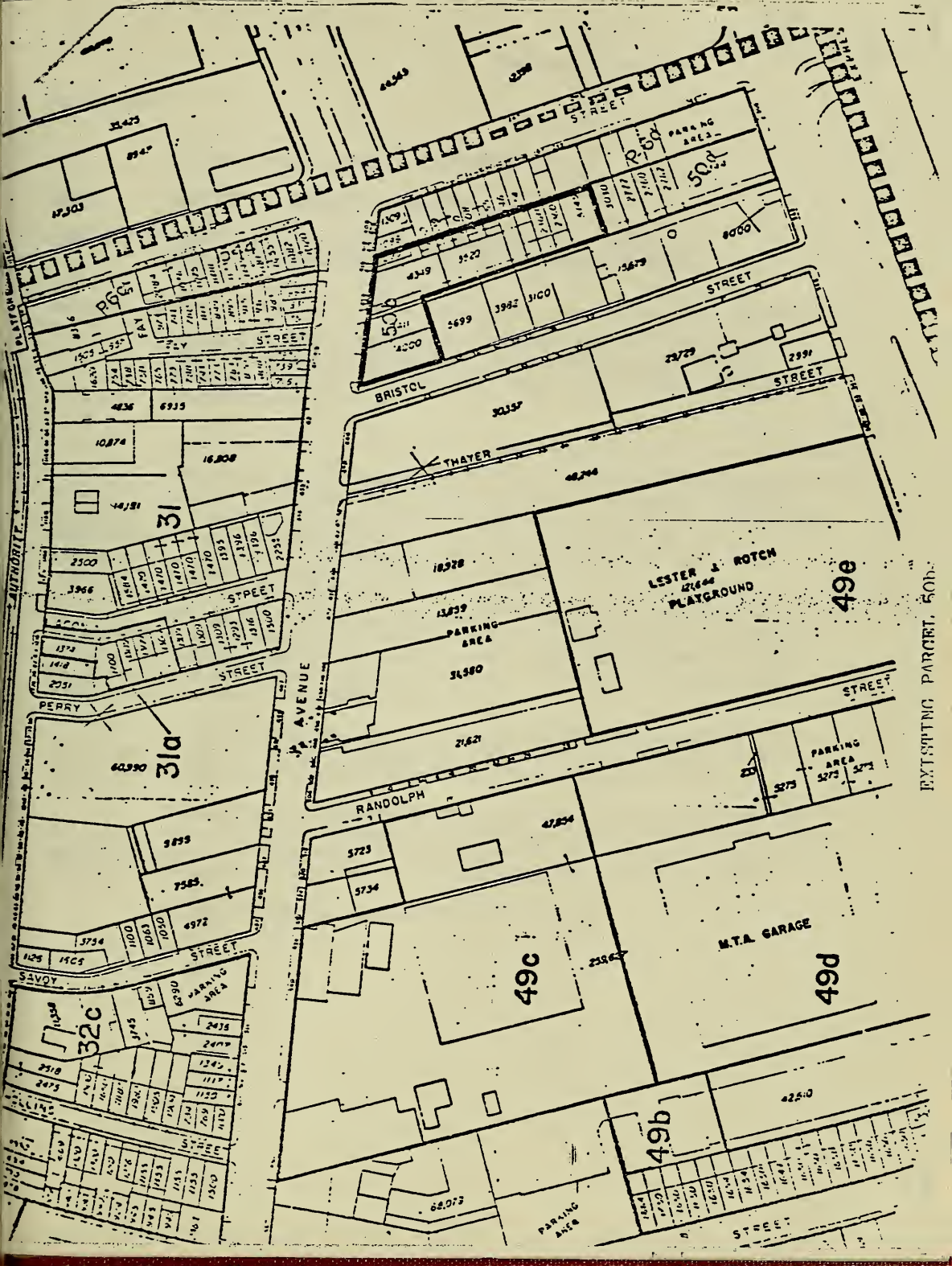
It is additionally recommended that the current permitted land use be expanded to include institutional.

Finally, it is requested that the Director be authorized to proclaim by certificate, this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.





EXT. EXISTING PARCEL, 50b.

5E
Minor Modification
November 14, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan by deleting #6A Appleton Street from the acquisition plan.

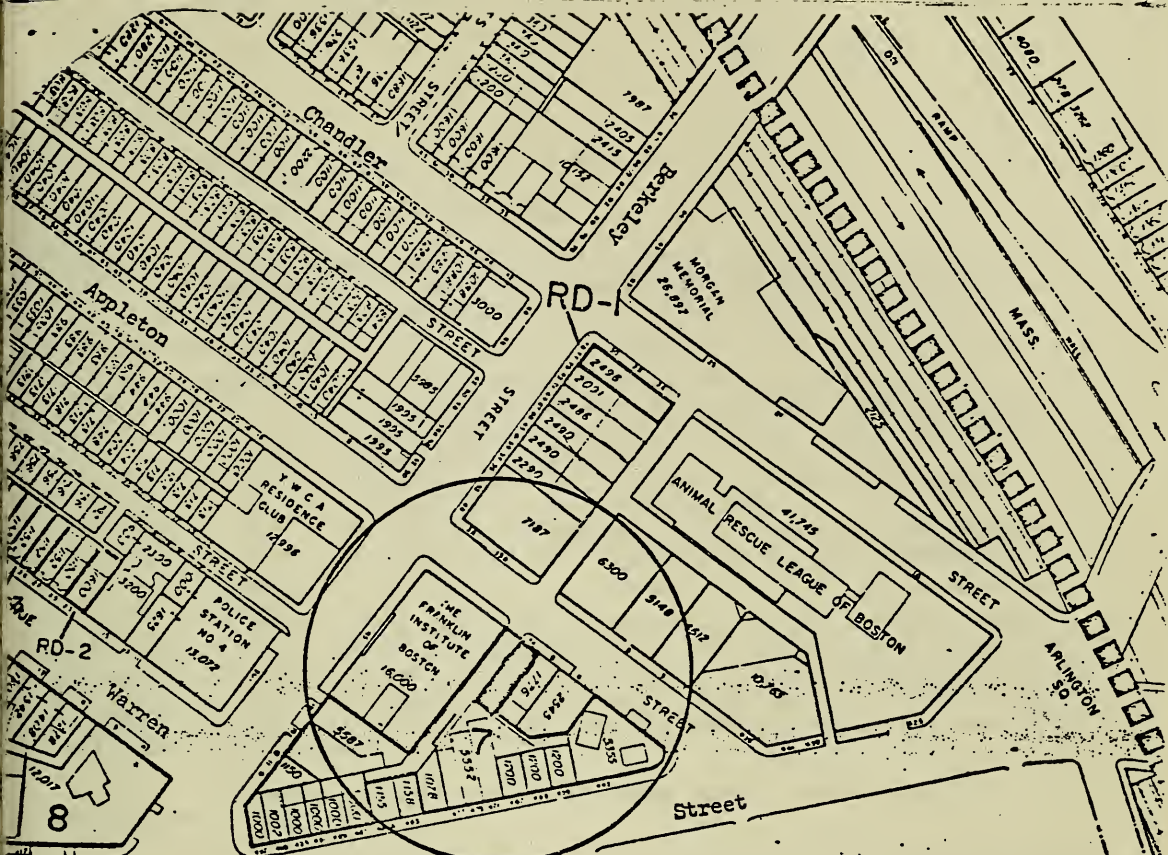
The South End Urban Renewal Plan calls for acquisition and demolition of a row house located at 6A Appleton Street. This property is included in South End Disposition Parcel 7, currently designated to the Franklin Institute for expansion of their educational facility. Franklin Institute's plans do not necessitate the acquisition of this property.

Ms. Dorothy Vangel, owner of 6A Appleton Street, has expressed a willingness to rehabilitate her property in accordance with Authority standards and guidelines. The land area of this property is 1,802 square feet, and the building is structurally sound and suitable for rehabilitation.

It is therefore advisable to delete the acquisition of 6A Appleton Street from Disposition Parcel 7, in order that it might be rehabilitated and returned to the housing stock.

It has been determined the modifications are minor and so not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1210 of the South End Urban Renewal Plan.

An appropriate resolution is attached.



Castle Square Housing Project

TREMONT		DOVER	
310	1138	1068	2561
332	1162	1072	2562
334	1182	1074	2563
376	1204	1076	2564
1400	1226	1078	2565
1421	1248	1080	2566
1444	1270	1082	2567
1404	1292	1084	2568
1489-1	1314	1086	2569
1439	1336	1088	2570
1459	1358	1090	2571
1479	1380	1092	2572
1499	1402	1094	2573
1519	1424	1096	2574
1539	1446	1098	2575
1559	1468	1100	2576
1579	1490	1102	2577
1599	1512	1104	2578
1619	1534	1106	2579
1639	1556	1108	2580
1659	1578	1110	2581
1679	1600	1112	2582
1699	1622	1114	2583
1719	1644	1116	2584
1739	1666	1118	2585
1759	1688	1120	2586
1779	1710	1122	2587
1799	1732	1124	2588
1819	1754	1126	2589
1839	1776	1128	2590
1859	1798	1130	2591
1879	1820	1132	2592
1899	1842	1134	2593
1919	1864	1136	2594
1939	1886	1138	2595
1959	1908	1140	2596
1979	1930	1142	2597
1999	1952	1144	2598
2019	1974	1146	2599
2039	1996	1148	2600
2059	2018	1150	2601
2079	2040	1152	2602
2099	2062	1154	2603
2119	2084	1156	2604
2139	2106	1158	2605
2159	2128	1160	2606
2179	2150	1162	2607
2199	2172	1164	2608
2219	2194	1166	2609
2239	2216	1168	2610
2259	2238	1170	2611
2279	2260	1172	2612
2299	2282	1174	2613
2319	2304	1176	2614
2339	2326	1178	2615
2359	2348	1180	2616
2379	2370	1182	2617
2399	2392	1184	2618
2419	2414	1186	2619
2439	2436	1188	2620
2459	2458	1190	2621
2479	2480	1192	2622
2499	2502	1194	2623
2519	2524	1196	2624
2539	2546	1198	2625
2559	2568	1200	2626
2579	2590	1202	2627
2599	2612	1204	2628
2619	2634	1206	2629
2639	2656	1208	2630
2659	2678	1210	2631
2679	2700	1212	2632
2699	2722	1214	2633
2719	2744	1216	2634
2739	2766	1218	2635
2759	2788	1220	2636
2779	2810	1222	2637
2799	2832	1224	2638
2819	2854	1226	2639
2839	2876	1228	2640
2859	2898	1230	2641
2879	2920	1232	2642
2899	2942	1234	2643
2919	2964	1236	2644
2939	2986	1238	2645
2959	3008	1240	2646
2979	3030	1242	2647
2999	3052	1244	2648
3019	3074	1246	2649
3039	3096	1248	2650
3059	3118	1250	2651
3079	3140	1252	2652
3099	3162	1254	2653
3119	3184	1256	2654
3139	3206	1258	2655
3159	3228	1260	2656
3179	3250	1262	2657
3199	3272	1264	2658
3219	3294	1266	2659
3239	3316	1268	2660
3259	3338	1270	2661
3279	3360	1272	2662
3299	3382	1274	2663
3319	3404	1276	2664
3339	3426	1278	2665
3359	3448	1280	2666
3379	3470	1282	2667
3399	3492	1284	2668
3419	3514	1286	2669
3439	3536	1288	2670
3459	3558	1290	2671
3479	3580	1292	2672
3499	3602	1294	2673
3519	3624	1296	2674
3539	3646	1298	2675
3559	3668	1300	2676
3579	3690	1302	2677
3599	3712	1304	2678
3619	3734	1306	2679
3639	3756	1308	2680
3659	3778	1310	2681
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3719	3844	1316	2684
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3779	3910	1322	2687
3799	3932	1324	2688
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3879	4020	1332	2692
3899	4042	1334	2693
3919	4064	1336	2694
3939	4086	1338	2695
3959	4108	1340	2696
3979	4130	1342	2697
3999	4152	1344	2698
4019	4174	1346	2699
4039	4196	1348	2700
4059	4218	1350	2701
4079	4240	1352	2702
4099	4262	1354	2703
4119	4284	1356	2704
4139	4306	1358	2705
4159	4328	1360	2706
4179	4350	1362	2707
4199	4372	1364	2708
4219	4394	1366	2709
4239	4416	1368	2710
4259	4438	1370	2711
4279	4460	1372	2712
4299	4482	1374	2713
4319	4504	1376	2714
4339	4526	1378	2715
4359	4548	1380	2716
4379	4570	1382	2717
4399	4592	1384	2718
4419	4614	1386	2719
4439	4636	1388	2720
4459	4658	1390	2721
4479	4680	1392	2722
4499	4702	1394	2723
4519	4724	1396	2724
4539	4746	1398	2725
4559	4768	1400	2726
4579	4790	1402	2727
4599	4812	1404	2728
4619	4834	1406	2729
4639	4856	1408	2730
4659	4878	1410	2731
4679	4900	1412	2732
4699	4922	1414	2733
4719	4944	1416	2734
4739	4966	1418	2735
4759	4988	1420	2736
4779	5010	1422	2737
4799	5032	1424	2738
4819	5054	1426	2739
4839	5076	1428	2740
4859	5098	1430	2741
4879	5120	1432	2742
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4939	5186	1438	2745
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4999	5252	1444	2748
5019	5274	1446	2749
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5079	5340	1452	2752
5099	5362	1454	2753
5119	5384	1456	2754
5139	5406	1458	2755
5159	5428	1460	2756
5179	5450	1462	2757
5199	5472	1464	2758
5219	5494	1466	2759
5239	5516	1468	2760
5259	5538	1470	2761
5279	5560	1472	2762
5299	5582	1474	2763
5319	5604	1476	2764
5339	5626	1478	2765
5359	5648	1480	2766
5379	5670	1482	2767
5399	5692	1484	2768
5419	5714	1486	2769
5439	5736	1488	2770
5459	5758	1490	2771
5479	5780	1492	2772
5499	5802	1494	2773
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5599	5912	1504	2778
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5639	5956	1508	2780
5659	5978	1510	2781
5679	6000	1512	2782
5699	6022	1514	2783
5719	6044	1516	2784
5739	6066	1518	2785
5759	6088	1520	2786
5779	6110	1522	2787
5799	6132	1524	2788
5819	6154	1526	2789
5839	6176	1528	2790
5859	6198	1530	2791
5879	6220	1532	2792
5899	6242	1534	2793
5919	6264	1536	2794
5939	6286	1538	2795
5959	6308	1540	2796
5979	6330	1542	2797
5999	6352	1544	2798
6019	6374	1546	2799
6039	6396	1548	2800
6059	6418	1550	2801
6079	6440	1552	2802
6099	6462	1554	2803
6119	6484	1556	2804
6139	6506	1558	2805
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6359	6748	1580	2816
6379	6770	1582	2817
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6439	6836	1588	2820
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6639	7056	1608	2830
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6759	7188	1620	2836
6779	7210	1622	2837
6799	7232	1624	2838
6819	7254	1626	2839
6839	7276	1628	2840
6859	7298	1630	2841
6879	7320	1632	2842
6899	7342	1634	2843
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6999	7452	1644	2848
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7099	7562	1654	2853
7119	7584	1656	2854
7139	7606	1658	2855
7159	7628	1660	2856
7179	7650	1662	2857
7199	7672	1664	2858
7219	7694	1666	2859
7239	7716	1668	2860
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May, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclamer of Minor Modification of the Urban Renewal Plan
Certain property identified as Block S4B15 - Parcel 30

SUMMARY: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property identified as Block S4B15 - Parcel 30.
- 2) Authorize the Director to proclaim by certificate this minor modification.
- 3) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property identified as Block S4B15 - Parcel 30 is operated as a bar.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

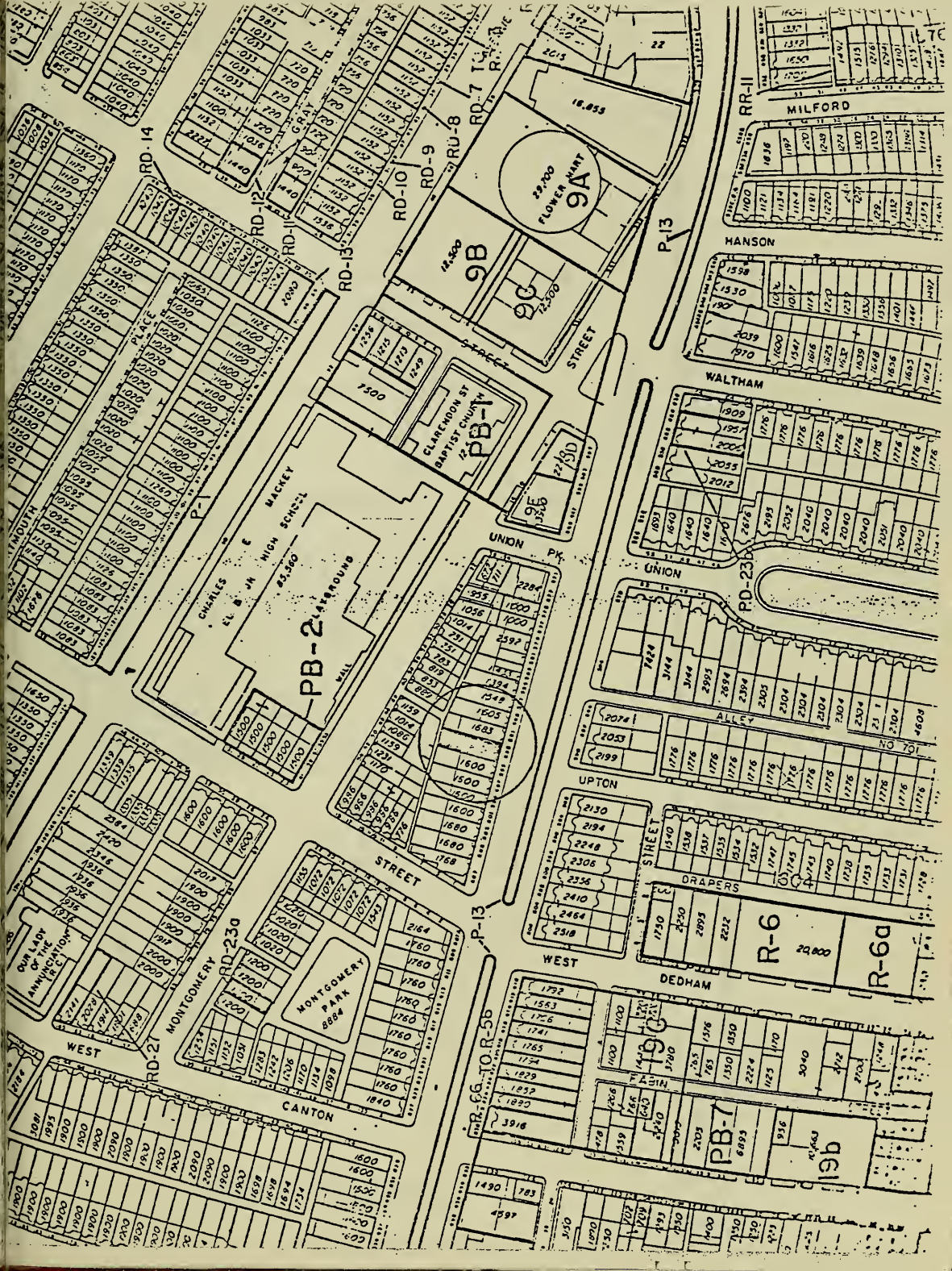
This property is incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

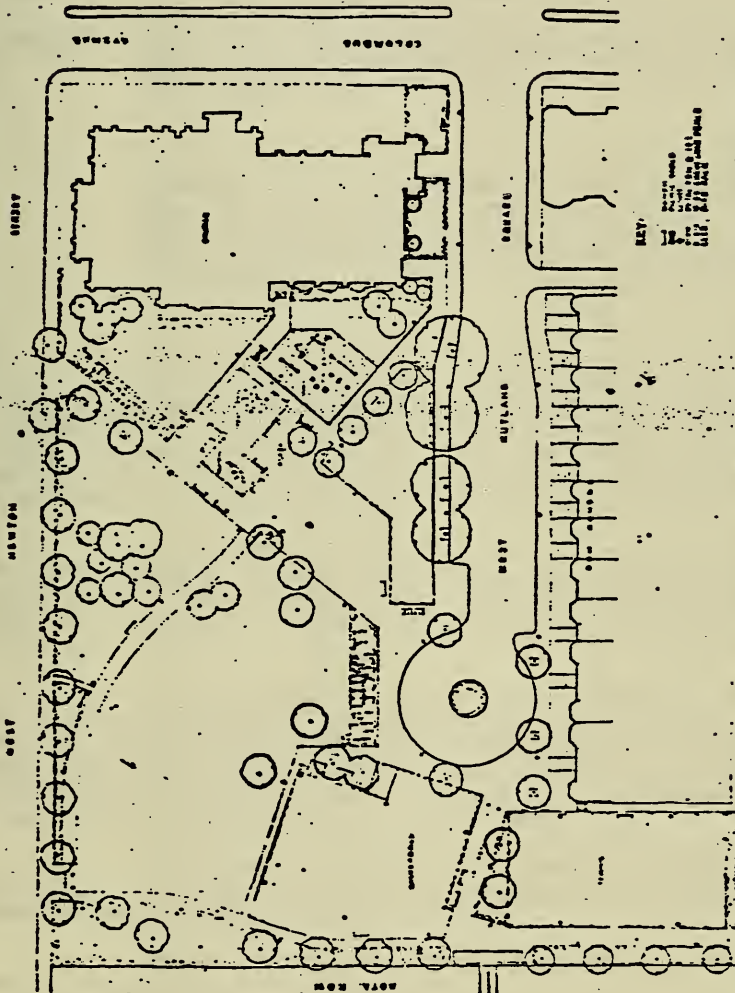
Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block S4B15 - Parcel 30 to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.







KEY:
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PROJECT AREA: 10000 SQ. FT. DESIGNER: J. J. J. J. DATE: 10/1/50	
WEST RUTLAND SQUARE PARK BOSTON REDEVELOPMENT AUTHORITY URBAN DESIGN DEPARTMENT	

APPROVED PARK DESIGN

February 20, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN, PARCEL 31

SUMMARY: This Memorandum requests that the Authority (1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel 31 by subdividing Parcel 31 to form an additional Parcel 31b and (2) Authorize the Director to proclaim by certificate this Minor Modification.

Parcel 31 is located at Washington-Harrison and Laconia Streets in the South End Urban Renewal Area and contains some 123,800 square feet of land. Section 602 of the South End Urban Renewal Plan calls for Parcel 31 to be developed for Light Industrial and/or Commercial use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Mr. Herbert S. Collin, trustee of Collin Trust, currently doing business as Collin Box Company on Berkeley and Bristol Streets in the South End has submitted a proposal for designation as Redeveloper of a portion of Parcel 31 consisting of approximately 28,630 square feet.

As the Authority is moving to negotiate the acquisition of Mr. Collin's property, the subdivision of Parcel 31 would enable Mr. Collin to continue to maintain his business and employees in the same immediate vicinity that he now occupies. His proposal would reflect and be identified as Parcel 31b. No Developer has been designated for Parcel 31 as of this date.

In a separate memorandum submitted at this meeting, the Authority is being requested to designate Mr. Herbert S. Collin as Redeveloper of this new Parcel 31b.

Parcel 31 would now contain 95,170 square feet and Parcel 31b would contain 28,630 square feet.

Finally, it is requested that the Director be authorized to proclaim by certificate, this minor modification.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1, Circular dated June 3, 1970.

6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION OT PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications: provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 31 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the subdivision of Parcel 31 into two (2) parcels, 31 and 31b as shown on the attached map.

2. That all other provisions of said plan not inconsistent herewith be and are continuing in full force and effect.

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney/Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Certain property at 772 Tremont Street
Not formerly scheduled for Acquisition

SUMMARY: This memorandum requests that the Authority:

- 1.) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property at 772 Tremont Street.
- 2.) Authorize the Director to proclaim by certificate this minor modification.
- 3.) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

BEP
621-1

772 1/2
E

178 W. S.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property, 772 Tremont Street is operated as a bar.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

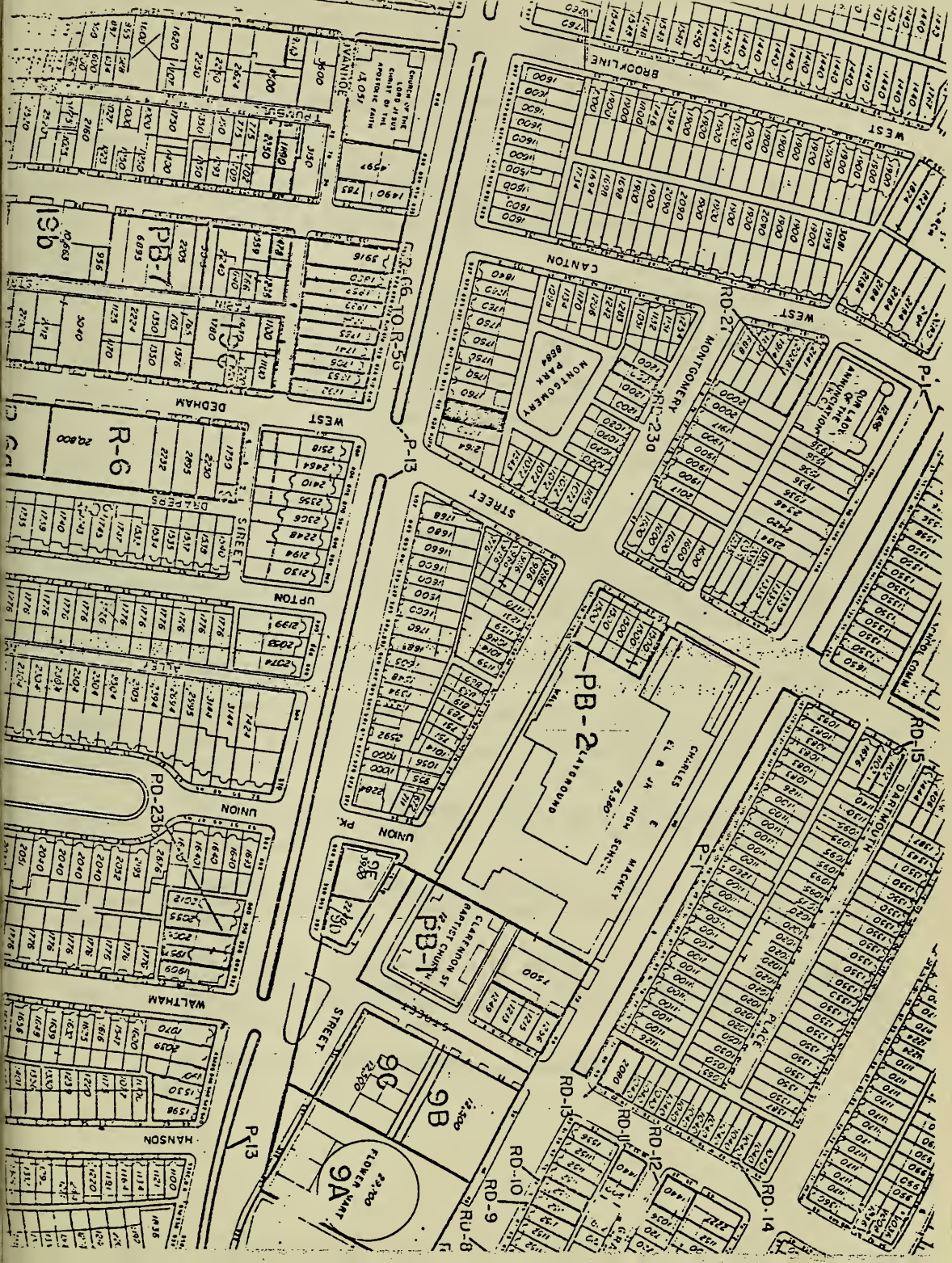
This property is incompatible with the surrounding redeveloped uses and are in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of 772 Tremont Street to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.





TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Certain property at 611 Tremont Street

SUMMARY: This memorandum requests that the Authority:

- 1.) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property at 611 Tremont Street.
- 2.) Authorize the Director to proclaim by certificate this minor modification.
- 3.) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property, 611 Tremont Street is operated as a bar.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

This property is incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of 611 Tremont Street to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

MEMORANDUM

June 12, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
ZONING MAP AMENDMENT

*Approved
C.F.*

*re-sub from
down town*

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to the Zoning Map; (2) authorize the Director to proclaim by certificate this minor modification; and (3) authorize the Director to petition the Zoning Commission for a map amendment.

On June 6, 1974, the Authority voted to petition the Zoning Commission to implement the South End rezoning plan by creating three H-3 districts and one B-4 district in accordance with the South End Urban Renewal Plan. This petition was subsequently enacted by the Zoning Commission in October, 1974.

The original designation for the H-3 areas in the South End Urban Renewal Area was intended to strengthen existing housing areas and provide controls for proposed housing areas. However, the effect of this change on the South End light industrial block bounded by Washington Street, Perry Street, Savoy Street, and Harrison Avenue has been deleterious. This block contains no housing and there are no plans for the development of housing in this location.

It is therefore advisable that this area should be changed from H-3 to M-2.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

ZONING AMENDMENT/AREA INVOLVED

NONRESIDENTIAL

H

LOCAL BUSINESS

L

GENERAL BUSINESS

B

RESTRICTED MANUFACTURING

M

GENERAL INDUSTRIAL

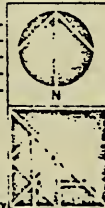
I

ZONE DISTRICT CHANGES

BY	DIM	DATE	AUG 63
BY	JK	DATE	
BY		DATE	
BY	RAY B-50-4-12	DATE	

South End
Urban Renewal
Area R-56

BOSTON REDEVELOPMENT AUTHORITY



BOARD APPROVED June 25, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN/PARCEL PB-13A

SUMMARY: This memorandum requests that the Authority (1) adopt a Minor Modification of South End Urban Renewal Plan, with respect to Parcel PB-13A, and (2) authorize the Director to Proclaim by certificate this minor modification.

Parcel PB-13A is located at 40 Worcester Street in the South End Urban Renewal Area and contains some 900 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for Parcel PB-13A to be used as off-street institutional parking for the Hurley Elementary School.

The School Department is no longer interested in this parcel for the original use.

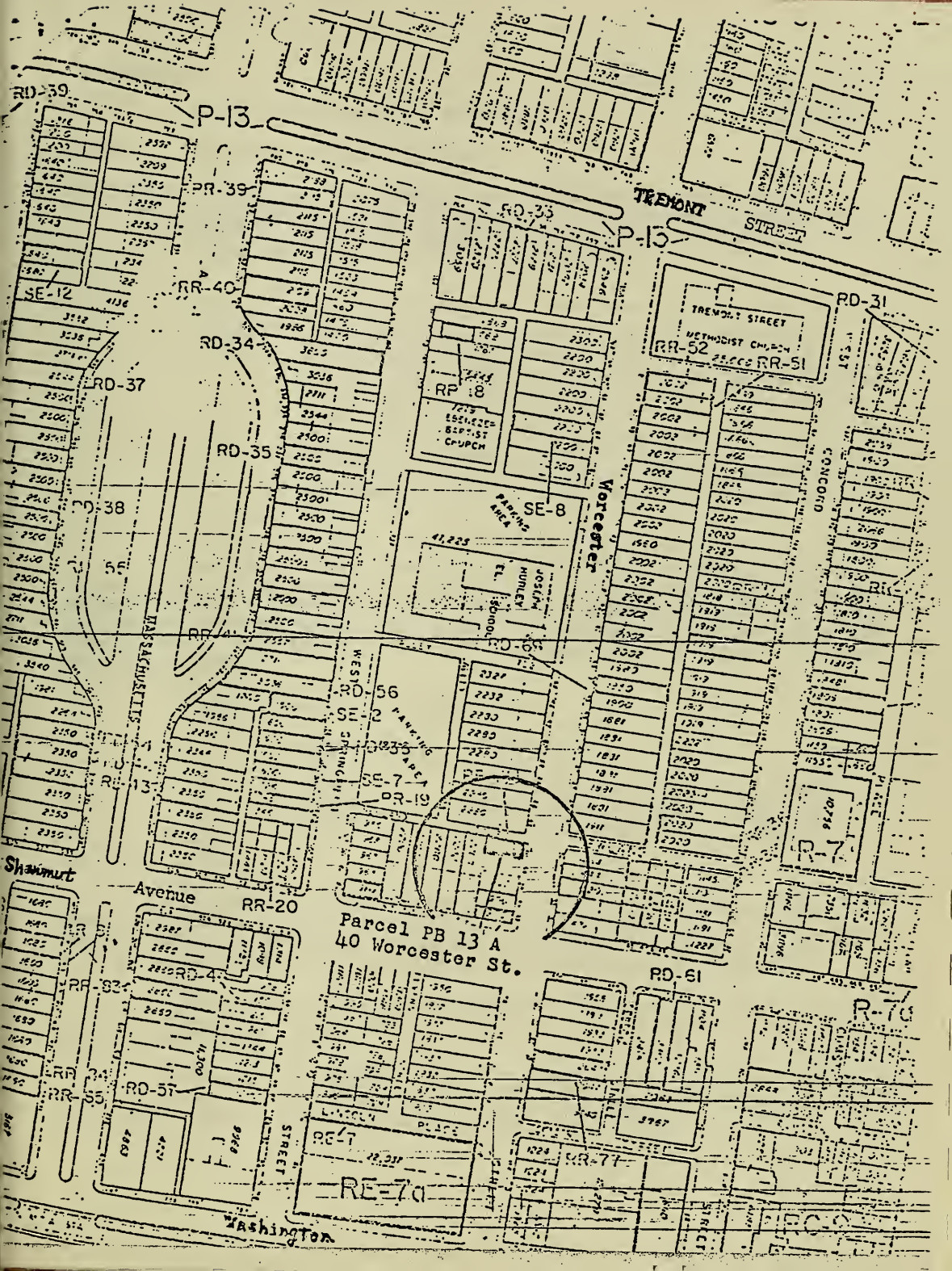
The abuttor would like to use this vacant land as a side-yard to his property. The parcel is not of sufficient size to be built upon in accordance with the Urban Renewal Plan.

It is therefore requested to change the permitted use of Parcel PB-13A from institutional to residential.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.





Parcel PB 13 A
40 Worcester St.

MEMORANDUM

October 23, 1975 *Minor Mod*

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
CERTAIN PROPERTIES IDENTIFIED AS BLOCK 606-PARCEL 11,
BLOCK 586-PARCEL 2, BLOCK 586-PARCEL 1

SUMMARY: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the properties identified as Block 606-Parcel 11, Block 586-Parcel 2 and Block 586-Parcel 1
- 2) Authorize the Director to proclaim by certificate this minor modification.
- 3) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the land standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

These properties identified as:

<u>Block/Parcel</u>	<u>Address</u>
606-11	1777/1781 Washington St. <i>Shanty</i>
586-2	1736 Washington St. <i>Proctor</i>
586-1	1724 Washington St. <i>Rendezvous</i>

operated as bars.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

These properties are incompatible with the surrounding re-developed uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block 606-Parcel 11, Block 586-Parcel 2 and Block 586-Parcel 1 to the South End Urban Renewal Plan.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to properties identified as Block 606-Parcel 11, Block 586-Parcel 2, Block 586-Parcel 1 consistent with the objective of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the addition of the properties identified as Block 606-Parcel 11, Block 586-Parcel 2, Block 586-Parcel 1.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook PHM 7202.1 Circular dated June 3, 1970.

MEMORANDUM

January 29, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN/PARCEL PB-2

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel PB-2:

1. Remove Parcel PB-2 from the acquisition schedule.
2. Authorize the Director to proclaim by certificate this Minor Modification.
3. Further authorize the Director to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.

Disposition Parcel PB-2 is located at Dartmouth and Montgomery Street in the South End Urban Renewal Area and contains some 7,500 square feet. Section 602 of the South End Urban Renewal Plan calls for Parcel PB-2 to be developed as a playground. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

The demolition of the existing housing stock for the Mackey School expansion program is undesirable in light of the present need for additional housing stock in the South End community. Therefore it is recommended that this parcel be removed from an acquisition area. It is additionally recommended that the current permitted land use be changed from playground to residential.

It is requested that the Director be authorized to proclaim by certificate, this minor modification.

Finally, it is requested that the Director be authorized to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to properties identified as Parcel PB-2 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use Building Requirement and Other Controls", Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the permitted Land Use Of Parcel PB-2 from play-ground to Residential;
2. That Parcel PB-2 be removed from the acquisition schedule;
3. That residential land use of PB-2 will be subject to rehabilitation in accordance with Authority guidelines and controls;
4. That the proposed is found to be a minor modification which does not substantially or materially alter or change the Plan;
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable, and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment;

7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1 circular dated June 3, 1970, and

8. That the Director be and hereby is further authorized to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.

